

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
June 21, 2018**

The Northfield Village HOA met June 21, 2018, at Primrose Retirement Community. Gerry Scwebke, 1st Vice President, called the meeting to order at 10:00 A.M.

OFFICERS ATTENDING: Gerry Schwebke, Bill Laughlin, Diane Younger, Richard Hanner (joining late). Sharon Rendon filled in as Secretary for Shirley Dohrmann.

RESIDENTS ATTENDING: Eighteen residents attended. The list of attendees is on file with the Secretary

The minutes from last month's meeting were not available to be read. They may be found on the Northfield website. If you have any questions or submissions for correction, please contact an officer.

Treasurer's Report: Diane Younger reported there is currently \$217,756 in the HOA account.

1st Vice President Report: Gerry Schwebke reported that a sit down meeting occurred on June 7, 2018, with Engineering Survey Solutions. The primary focus of the meeting was to clarify the lot numbers for the homes being built by Summit. There appears to be some overlap of lot numbers carried over from the original developer. The survey process is the same as that used by the previous developer. The lot is surveyed, the foundation is set, and once an owner takes possession of a home, a final survey is processed. Summit wants the lot lines to be 3 feet out from the foundation, as opposed to the 2 feet used by the previous developer. Some homes will actually have zero lot lines.

Discussion continues on the developer's desire to return lots unsuitable for building to the HOA. The HOA will continue to work with them towards a solution that is acceptable to both parties.

There continues to be drainage issues in certain areas and grading procedures are significant in attempting to resolve the problem. In one case, it may be necessary to construct a limestone retaining wall.

Summit was advised that Northfield is in the process of reviewing our by-laws and declarations. If any voting is necessary, Summit will have one vote total for the 55 homes scheduled to be constructed.

2nd Vice President and Grounds Report: Bill Laughlin reported on several issues. The first yard waste pick-up did not go smoothly; however, significant improvement was noted for the June pick-up. Next scheduled date for collection is July 2.

One resident mentioned that builders were throwing trash everywhere. This is and will be an on-going issue. Bill will continue to remind the builders to be courteous. As a reminder, residents are not to address any issues with the on-site construction workers.

If you have grass/landscape growing up right next to your foundation or air-conditioning unit, this could create a problem with your foundation due to the expansion and shrinking of the soil in this area. Bill recommends some type of barrier (landscape bricks, rocks, etc.) be placed a small distance away from your foundation. Any such landscape action taken to address this issue must be sent through the architectural committee.

There are still issues with watering and some of the yards contain grass that is brown. This is most likely due to the fact that we went from winter to summer without a normal spring season where the ground could absorb sufficient water. Over-seeding will occur in the fall and the grass should come back, or if we receive sufficient rain, you will see a noticeable improvement. It is cost prohibitive to water more often than we are currently watering.

Bill mentioned that Embassy is doing a great job at keeping the fields mowed.

One resident expressed concern about the gazebo at the North Entrance. There was a question as to why two healthy trees were removed, and noted that as of the day of the meeting, thirteen of the new plants were dead. The plants will be replaced in the fall, which is a better time for planting. The trees were removed as the recommendation of the landscape company. A request may be submitted to replace a tree in that area.

A request was received to consider building a dog park somewhere within Northfield. Due to liability concerns, cost for a fence, irrigation, etc., it is very unlikely that a dog park will be considered.

BEAUTIFICATION COMMITTEE: Eileen is working with Embassy to improve the overall appearance at the entrances. Currently, lighting options are being considered and cost estimates are being obtained. Summit has agreed to pay half the cost.

ARCHITECTURAL COMMITTEE: Gerry reported there was one request for a deck replacement.

CARE COMMITTEE: The committee met with the newest residents and welcomed them to the neighborhood. There is some question as to how the committee will handle welcoming the increased number of move-ins once the new homes start selling.

SOCIAL COMMITTEE: The next event is the Fish Fry in September.

BY-LAWS/DECLARATIONS COMMITTEE: Nancy Bellis reported the committee meets every other Monday. The goal is to review and update the by-laws that have not been updated since 2011. In most cases, it is just language clarification. There are two issues that Nancy identified as most concerning. One is the on-going discussion concerning legacy vs. homeowner trees. The other is whether or not a homeowner should be allowed to rent out their property on a long-term basis should they want to do so. This particular item will most likely need to be voted on by the residents, as any decision could have far reaching impact. Summit must approve any changes. Additionally, legal counsel will be required

The next meeting is scheduled for July 19th at Primrose.

Bill motioned to adjourn the meeting. Diane seconded and the meeting was adjourned.