

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
JULY 20, 2017**

The Northfield Village HOA met July 20, 2017, at the home of Diane Younger. The meeting was called to order at 10:00 A.M.

OFFICERS ATTENDING: Richard Hanner, Gerry Schwebke, Bill Laughlin, Diane Younger, Sharon Rendon

RESIDENTS ATTENDING: Bill and Carol McMillan, Louise Nolan, Jill Claxton, Lynda Laughlin, Carol Gold, Virgil Hoffman, Rita Pickering

The minutes for the June 15, 2017, meeting were read as transcribed at the meeting. Two corrections have since been made. First, the new controller for the sprinkler system covering a portion of Liston was installed on Carol Gold's property instead of Rendon's. The change was necessary due to lack of a conveniently located electrical outlet. Second correction involved the sprinkler head at the entrance. The Beautification report should have indicated the water was hitting the No Solicitation sign, not the entrance sign. After corrections were annotated, the remaining minutes were approved as read.

Treasurer's Report: Diane Younger reported there is currently \$223,398 in the HOA account.

1st Vice President Report: Gerry Schwebke read e-mail correspondence from Dave Price, Summit Homes. Summit is still working on title issues with the property. No additional information is available.

2nd Vice President and Grounds: Bill Laughlin reported he called the city 311 number regarding maintenance for the vacant lots 14 days ago. To date, there has been no action. Neighbors of any vacant lots are encouraged to call the number and report the need for maintenance. Maybe additional calls will provide results.

For the areas that are experiencing erosion, there are three reasonable choices: periwinkle, vinca, or pachysandra. All require fall application, so your patience is appreciated.

\$2900 was spent on the Liston sprinkler issue. Embassy is still fine-tuning, but overall project is complete.

Please continue to submit all grounds concerns using the form on the website. Bill checks several times daily and forwards all requests to Embassy. A controller from Embassy receives the request and assigns the work. When the work is complete, Bill receives the invoice. The only way to properly track concerns is using the automated forms so that all actions are

documented. The current number of concerns is 121. We are on the 15th mowing.

As we all know, the irrigation system is aging. Do not adjust your own sprinklers or tamper with the control boxes. Use the form and submit your concern to the grounds committee.

Please remember we are using a professional lawn service company that is providing service to a large number of homes. This is not a personal lawn service. Although the service is basically the same, there are some small items that will not receive the same attention to detail that you could expect from a company that was dedicated solely to your yard.

Beautification Committee: Rita asked about trimming the salvia plants in common areas and was advised this is not part of the contract with Embassy.

Architectural Committee: Gerry reported there are only 2 requests right now. There was a discussion concerning installation of solar panels, currently prohibited by the declarations. An e-mail will be sent to residents asking for their input and opinions.

Communications: No report.

Care Committee: No report

Social Committee: No report.

Old Business:

Richard reiterated that we will continue to rely on the city's free pick-up dates for removal of yard waste, as well as the free collection that is available at the Cookingham location on Saturdays. Nathan Macko, the representative from the company we use for tree service, has said he will haul yard waste. Any expenses incurred using Nathan for your yard waste are your responsibility. His phone number is 816-728-8246. As a reminder, if you landscape areas in the common area (primarily this occurs around the utility boxes), you are responsible for maintaining those areas. Gerry also responded to a resident's inquiry that each homeowner only owns approximately two feet of property around their home. The remaining land is considered common area and is titled to the HOA. You may view your exact property layout on various city and county websites.

New Business:

A resident brought up the issue of rental properties that are not maintained in compliance with HOA declarations. In one case, the Property Management Company has been contacted and there has been no remedial action to date. A suggestion was made to consider amending the by-laws to restrict property

owners from renting their home. In other words, the home must always be owner occupied. This suggestion will be addressed in the coming months.

Bill Laughlin motioned for the meeting to be adjourned. Diane Younger seconded the motion and the meeting was adjourned.

The next meeting will be on a WEDNESDAY, August 16, 2017. Mark your calendars for the annual meeting that will be at Primrose on November 16, at 7:00 p.m. Additional details will be provided closer to the date.