

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)  
MINUTES OF BOARD MEETING  
JULY 21, 2016**

The Northfield Village HOA met July 21, 2016, at the home of President Virgil Hoffman.

**Officers Attending:** Virgil Hoffman, Jerry Schwebke, Peggy Dochterman, and Neil Miller.

**Residents Attending:** Richard Hanner, Jill Claxton, Paul Mimms, Mike and Joyce Fears, and Carol Gold.

Meeting called to order by Virgil.  
Minutes for June 16, 2016 read and approved.

**Treasurer's Report:** Neil reported there is currently a balance of \$154,653 in the account, with \$507 due to the HOA. The HOA is still under the budget at this point in 2016. An open invoice for \$9,000 is due for June Water bill which will be paid on July 27th.

Sidewalk repairs have been completed. It may be possible that in the fall some dirt may have to be added where sidewalks were raised.

**1<sup>st</sup> Vice President Report:** Jerry reported the Platte County 6<sup>th</sup> Judicial court met on July 15<sup>th</sup> regarding Lot 72. They are taking liens against the property in the order of receipt. Northfield HOA is the second lien. The court is asking Northfield to provide an itemized statement of costs to the court. This should include the original cost plus interest and any legal fees. The Court will meet again on August 5<sup>th</sup>.

The HOA has checked with its insurance regarding tree issues. The HOA has no liability for trees unless the tree is dead, diseased or obviously damaged.

Trees mentioned in the June minutes had been maintained, trimmed, etc. by the HOA several times since it was formed. As such this tree is a one-time grandfathered tree, but the HOA decision to remove this tree was to end future expenditure of HOA monies on this tree. The stump will remain to mitigate future erosion issues.

Two additional suggestions made regarding trees. 1) Wording regarding trees made to read more clearly for residents and 2) Residents who plant trees are responsible for the maintenance of those trees. It was suggested that a listing of resident planted trees be identified by address, location of tree and tree type.

The HOA also checked with the insurance company regarding liability with the new walking trail. The HOA did not sell our property to the City for the walking trail, but instead gave easement rights. It is believed the City would have the liability for the trail, since they are the one who maintains it.

Some residents have a concern over privacy with the new walking trail. Some have requested to put up a privacy fence. Jerry is to contact the City regarding this issue. To see what plans for trees, etc. may be in the plans along the walking trail to ensure homeowner privacy.

**2<sup>nd</sup> Vice President Report:** Peggy noted there has been a marked reduction in the number of complaints for both the lawn maintenance and sprinklers.

Perfect Turf provided the Grounds Representative with all Back Flow Inspection reports. Should any resident get a notification from the City, contact Peggy and she will provide the resident with a copy of the report.

Peggy has completed the specifications for the new lawn maintenance and snow removal contract. The person who assisted her also reviewed our existing contract. He found our current contract is reasonably priced and we are receiving a good value for our money. He also found the snow removal contract is standard and reasonably priced. He did make some suggestions to the HOA for improvements.

- 1) Recommend a tree pruning and tree replacement budget with a dedicated tree company instead of the landscape company.
- 2) Keep diligent track of optional and itemized services. These services can arise to 40 to 50% of the base contract price. Such services may include aeration, seeding, shrub replacements, additional turf applications, etc.
- 3) It was suggested we go to an hourly rate on our irrigation services in order to be more cost effective.
- 4) In the fall, there should only be a blow out of irrigation lines only. Replacement of heads, etc. should occur in the spring.
- 5) Also in the fall, we should only do an aeration to relieve compaction, to allow for better nutrient and water penetration.
- 6) It was also suggested that a walk-through of irrigation lines occur with a member of the HOA on four occasions each year.

The new specifications were approved and will be sent to the existing provider (Perfect Turf) and at least two additional companies. They will be packaged as a whole (lawn maintenance, irrigation services, and snow removal) rather than in separate pieces.

**Architectural:** One request received from a resident who wishes to build a landscape wall around deck area. Homeowner is having issues with erosion in this area. HOA President also mentioned a homeowner had contacted him regarding foundation work that will be done at their residence. One of the meeting participants is also putting a wall around his air conditioning unit as it sits on a hill and erosion is putting unit in jeopardy.

Exterior Maintenance - There have been some questions recently regarding the landscaping of homes to include statuary, bird baths, plastic flowers, plastic bushes,

and plastic trees, around homes. Just to clarify Section 8i of the HOA Declarations states:

*“No artificial flowers, trees, or other vegetation shall be permitted on the exterior of any residence or in the yard. Sculptures, bird baths, fountains, and similar decorative objects are allowed on the exterior of the residence or in the yard only with prior written approval of the Approving Party.”* (**Note:** This also includes yard art as delineated in past HOA Board decisions).

**Communications:** The Bulletin Board is now available on our website. There are concerns over the security of our web site.

**CARE:** No Report. Mr. Mimms expressed his thanks to the residents for their visits, support, donations, food, etc. during the recent passing of his wife.

**Social:** Fish Fry: Date is Saturday, September 10<sup>th</sup>.

Christmas Party: New day and location is Monday, December 12<sup>th</sup> at 5:30P at BC Bistro. This is the same location as the Spring Fling.

**Special Recognition:**

Arnold Baker for weed control around the HOA grounds.

Rita Pickering and her group for the care of the flowers at the entrances and pocket parks.

Bill Laughlin, Arnold Baker, and Virgil Hoffman for repairing the concrete curbs at entrance #1.

Bob Gillespie for cutting down and removing the choke cherry tree that was damaged during the latest storm.

Jerry moved to adjourn the meeting. Neil seconded and the meeting was adjourned.

The next meeting will be Friday, August 19, 2016 at the home of Virgil Hoffman, President.

Prepared and submitted by Peggy Dochterman, acting Secretary.