

## **NORTHFIELD HOMES ASSOCIATION**

### **Board of Directors Closed Meeting**

August 11<sup>th</sup>, 2020

The Northfield Board of Directors met at 10:00 am on August 11th, 2020, at the home of Diane Younger, Treasurer. Attendees were: Bill Laughlin, Frank Graham, Brenda Belongy, Diane Younger, and Shirley Dohrmann.

**Review of Financial Records:** The board discussed having a review of our books. This costs less than an audit and basically tells us what we need to know about our financial records. It has been suggested that we have this done annually. Northfield has never had an audit done and the last review was done in 2014 by resident, Tom Files. Diane will be checking into whom the board can hire to do this.

**Treasurer's Report:** Total Assets as of June 30, 2020 are: \$211,648

**Insurance:** Brenda Belongy has been checking with insurance companies to see if we could get lower rates for Northfield's insurance. We now have State Farm and they have been steadily raising our rates for the last seven years. Coverage includes such items as liability for the board and gazebos damaged in storms. The board agreed to review the policy and rates for next year and to check into other companies as well.

**Minutes of Board Meetings:** It was agreed that the minutes will be expanded to include more details of the discussions in the board meetings, especially closed meetings.

**Openings on the Board of Directors:** In November, three directors' positions on the board will be up for election. If a resident wishes to run for the board, or a resident wishes to nominate someone, this must be made in writing and delivered to the secretary of the Association in advance of the annual meeting in November. A ballot will be presented to the residents at the meeting at which time they will cast their votes. The Secretary and two other people will then count the ballots and report back to the board and residents in attendance.

According to Article VIII, Section 8.2, election to the Board of Directors shall be by written ballot. At any such election, the owners entitled to vote, or their proxies, may cast in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of Article IV hereof. The persons receiving the largest numbers of votes shall be elected.

**Committee Reports:** The committees are asked to report to the board through their chairperson. The members should direct their questions relating to their committee to the chairperson of that committee.

**Board Description:** Let it be noted that we are not a corporate board, but an HOA composed of volunteers.

**Roseland Irrigation Committee:** So far to date, we have paid Roseland \$21,000 to make repairs to our system. Grounds has received 97 irrigation complaints including 4 -5 major leaks in the system. Roseland has spent 300 man hours working to make repairs. Grounds has received 62 Perfect Turf complaints regarding lawn mowing issues. All complaints should be recorded on the Grounds Concerns Forms.

Roseland would like to install more individual controllers; however, the board has not ok'd this. This is an expensive project and we are not sure that we need to do this. Right now we have 40 houses on System 1 (south controller) and 17 houses on System 2 (north controller). We do have a new resident, Brian Newberry, who has volunteered to help with individual controllers.

We are confident that Roseland Irrigation will resolve all irrigation issues. They are reputable and responsible with personnel that have been together several years.

A bill has been sent to Summit Homes for \$1200 for irrigation repairs where lines or wires have been damaged when digging.

**Perfect Turf:** We have a contract with Perfect Turf through 2021.

We are not going to be using Tony Shores for our irrigation consultant as of July 20<sup>th</sup>. He has since removed his equipment. The board will be discussing acquiring a new control system.

**Summit:** A resident reported losing water pressure to the extent that they thought their water had been turned off. This was due to the system that Summit installed. There will be a meeting with Summit and three board members on Thursday, Aug. 13<sup>th</sup>.

**New Business:** A resident inquired as to whether the HOA will pay for invasive vines in her backyard to be sprayed and bare spots seeded. Frank reported that the HOA will not pay for the work.

Brenda called the City of Kansas City (3-1-1) and requested they trim our city trees. We have been put on the list.

It was suggested that we hire someone to put enclosures around our sprinkler system controllers to prevent damage to these boxes. Nancy Bellis has contacted Paul Berg, who did our gazebo repairs, to give us an estimate on building a stainless steel box to be placed around each one.

The Board will be addressing the pocket parks in the spring to determine if more plants are needed.

**Adjournment:** Shirley made a motion to adjourn and Frank seconded the motion. The board unanimously agreed. The meeting was adjourned at 12:25 pm.

There are no open board meetings scheduled at this time, due to the Covid guidelines. Brenda is working on finding a venue for open meetings and for our annual meeting in November.