

NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)

MINUTES OF BOARD MEETING

AUGUST 16, 2017

The Northfield Village HOA met August 16, 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. Lynda Laughlin substituted for Sharon Rendon

RESIDENTS ATTENDING: Kathy Files, Bob Marvin MD, Lila Metzgar, Ann Metzgar, Kat Ficke

The minutes for the July 20, 2017 meetings were read as transcribed and approved as read.

Treasurer's Report: Diane Younger reported there is currently \$200,590 in the HOA account. There is \$580 outstanding from a homeowner who is paying the Association Dues monthly.

1st Vice President Report: Gerry Schwebke reports that there is no new information available from Summit Homes. The surveying crew has been back out in our area so it appears that there is still work being done on title issues with the property.

2nd Vice President and Grounds: Bill Laughlin reports that the work on the various problems with the sprinkler system is continuing. One of the issues concerns "nodes" that were installed to fix some problems with the original wiring in the sprinkler system. The nodes are battery-operated and are supposed to supply electrical power to the system. Unfortunately, these are just a "band aid" fix and are failing. We have at least a dozen nodes that we know of. We are working to replace the nodes with the proper wiring for the system.

Another big problem is with sprinkler heads. There are many which are damaged, missing or just the incorrect type that have been installed (particularly in the areas between the houses). Embassy has submitted a bid which has been approved to replace the damaged, missing and incorrect sprinkler heads to correct the problems we have been experiencing because of them.

On August 3 and 4, an application of grub control was applied to the lawns. We now have a lot of Burma grass and nut grass appearing in our lawns. A bid has been submitted and approved to apply weed control in needed areas for both problems. Although part of the problem stems from the weeds in the vacant lots, it was determined that it would be best to not let the problem get out of hand.

We have had 19 mowing's so far this season. Recently, residents were notified that we would be going from a 4-day-a-week watering schedule to a 3-day-a-week schedule on Mon., Wed., Fri. That has been changed to Sun., Wed., Fri. as Monday is trash pick-up day and running the sprinklers on that day was inconvenient to residents putting trash out.

There have been some complaints regarding damage to the siding on houses, air-conditioners etc. from the mowers. Residents are encouraged to consider adding some landscaping around those unprotected areas close to their foundations to prevent damage and also protect the foundations.

Please continue to submit all grounds concerns using the form on the website.

Beautification Committee: Rita has passed on a list of a few issues regarding the trees at the entrances for the Board to take under consideration at their next meeting.

Architectural Committee: Gerry reported that there was one request that had recently been approved for landscaping and a porch addition to a residence.

Communications: No report.

Care Committee: There is nothing new to report.

Social Committee: Kathy Files reported that an e-mail had been sent out to residents about the Annual Fish Fry which will be held on Saturday, September 9, 2017 at 5:30 pm at the home of Mike & Joyce Fears. Further updates and reminders will be e-mailed to residents in the coming weeks.

Old Business: Bill Laughlin reported that he received 17 responses to the e-mail that was sent out to residents regarding the question of allowing solar panels to be installed on homes in Northfield Village. Two of the responses were negative and the remaining 15 were positive although most added stipulations if they were to be allowed. This issue will be taken under advisement by the Board and it is also noted that clarification will need to be made with the Association's attorney as this issue requires an amendment to the Declarations.

New Business: There has been continuing discussion on the question of restricting rental property in Northfield. A draft of possible guidelines regarding this question has been completed and will be taken under advisement by the Board. It is also noted that this would require an amendment to the Declarations and as such would require legal action.

It has also been suggested that in the future the HOA might look into getting a permanent meeting place such as Primrose to hold its monthly meetings. As our community grows, it will become increasing difficult for the meetings to be held in someone's home.

Bill Laughlin motioned for the meeting to be adjourned. Gerry Schwebke seconded the motion and the meeting was adjourned.

The next meeting will be Thursday, September 21, at Diane Younger's home at 10:00 a.m. Please note that the date of the Annual Meeting at Primrose has been changed to Thursday, November 30, at 7:00 p.m. Additional details will be provided closer to the date.