

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)  
MINUTES OF BOARD MEETING  
AUGUST 19, 2016**

The Northfield village HOA met August 19, 2016, at the home of President, Virgil Hoffman.

**Officers Attending:** Virgil Hoffman, Jerry Schwebke, Peggy Dochterman, Neil Miller, Sharon Rendon

**Residents Attending:** Carol Gold, Carol McMillin, Louise Nolen, Jill Claxton, Nancy Assel, Lori Cox-Paul, Richard Henner, Nancy Bellis, Bob Gillespie, Mike Fears, Don Wilson, Eileen Kuehl, Lee Blake

**Guest:** Wes Minder, City Manager's Office

Meeting called to order by Virgil.  
Minutes for July 21, 2016 read and approved.

**Treasurer's Report:** Neil reported there is currently a balance of \$154,300, with \$523 outstanding invoices. The HOA is still under budget for 2016. The water bill to be paid this month is \$11,000.

**1<sup>st</sup> Vice President Report:** Jerry discussed status of the 152 E. Bike/Walking Trail currently under construction. He is in contact with various city offices. Photos of the project were circulated. The city is installing the trail. The Parks Department will maintain. The trail should be operational by the last Thursday of November. Wes Minder of the City manager's Office was in attendance and answered several questions. Several residents have expressed concern about privacy due to the proximity of the trail to their homes. According to Mr. Minder, there is a 12" gas main in the area, so nothing can be planted within 20 feet of that. The wire fence along the north border will be retained. The part of the fence damaged during construction will be repaired by the city. No additional fencing will be installed by the city. Wes questioned whether the HOA would consider selling the land to the city, as this project is funded by federal funds and public funds cannot be spent on private land. The city will present a proposal to the HOA outlining the amount they would pay to acquire the land and a decision will be made as to whether this would be a feasible option, as then the city would be responsible for maintaining the area around the trail. There is an onsite BLOG that contains additional information on the entire project. The BLOG can be accessed at [linecreekloudmouth.com](http://linecreekloudmouth.com). Residents may submit requests for planting shrubs or trees on their property to increase privacy of their residence. At this time, privacy fences are prohibited by the HOA declarations.

A clarification is required to paragraph 1 of the 1<sup>st</sup> Vice President's report in the July 21, 2016 minutes. The lien discussed is against the *estate of the previous owner* and not against the property as it titled now.

## **2<sup>nd</sup> Vice President & Grounds Report:**

Peggy has received several complaints concerning the ineffective result of the nut grass spraying. She has contacted Perfect Turf. The bill for that application has not been received. Overall, mowing and maintenance complaints have decreased in recent weeks.

Virgil requested a budget to replace the dead trees that were removed along Line Creek Parkway and one tree in the pocket park. An amount of approximately \$1000-\$1500 was requested. Since the prime planting season is fall, Virgil will submit a more concrete amount at the September meeting. The proposal will also include the type of trees to be planted, as well as the cost for the trees and labor.

**Architectural Committee:** No report.

**Communications:** Nancy Bellis has been working with Dusty Stauffer for several months in an effort to ensure the security of the on line directory. The on line version has been shut down for the past month while Dusty tested several security avenues. At the board's request, Nancy will ask Dusty if each resident may enter their own password in addition to the logon ID. The on-line version will not contain as much information as the hard copy version that will again be distributed to residents once a year.

**CARE:** Several residents have recently had surgery and are recovering. The committee will send cards.

**SOCIAL COMMITTEE:** Upcoming events include the Fish Fry, Saturday, September 10, 2016. Social time begins at 5:30, with dinner at 6:00. Cost is \$6.00 per person. Please RSVP Eloise Downs at [meloised@gmail.com](mailto:meloised@gmail.com) or 816-888-4369 by September 7, 2016. Flyers will be posted at the mail boxes.

The first annual fall garage sale is scheduled for Friday, Sept 16 and Saturday, Sept 17. More details to be sent out via e-mail.

## **Resident Concerns/Suggestions:**

A concern was presented about the blue ribbons affixed to the light poles to show support for the Kansas City Police Department. This is an issue that to date had never been discussed. Several conflicts were addressed. As with any outdoor decorations or projects, approval must be obtained by the HOA *prior* to commencing with the project. This did not occur. Secondly, there was a concern that one person made a decision to affix the ribbons to every pole in the neighborhood without regard to whether every resident supported the cause. It was emphasized that it was not about this particular cause, but any cause for which residents may have differing viewpoints. Although the poles do not belong to Northfield Village, and the ribbons do not meet the definition of signs/banners which would be prohibited by the city, approval should have been requested. A decision was made that the ribbons would be removed on September 6, 2016.

Another resident expressed concern that the HOA declarations and by-laws were confusing and in some cases, conflicted with each other. A request was made to conduct a study of the situation, address the conflicting guidance and perhaps create a simple fact sheet that clearly states those areas that seem to cause the most confusion. Examples given were tree care, common area definition, property boundaries, etc. The fact sheet could be in the format of a "Frequently Asked Question" handout. The board will look into this recommendation. As the neighborhood grows, more situations requiring interpretation are occurring. This discussion will continue at the September meeting, after the board has had an opportunity to fully review the documents submitted.

Peggy motioned to adjourn the meeting. Neil seconded and the meeting was adjourned.

The next meeting will be Friday, September 23, 10:00 a.m. at the home of Virgil Hoffman, President.