

NORTHFIELD HOMES ASSOCIATION

Board of Directors Open Meeting

August 22, 2021

The Northfield Board of Directors held its first open meeting since the Annual meeting held in November, 2019, due to Covid-19 mandates that were put in place in the city of Kansas City, Missouri, in March of 2020.

The Board and ninety-five residents met in the N.W. 87th St. cul-de-sac in front of the home of the First Vice-President, Mark Kirkpatrick at 4:00 p.m.

Bryan Newberry, President, brought the meeting to order. He introduced the board members and what positions each held on the Board. He also introduced Mike Mason from Perfect Turf.

Irrigation: There was a discussion regarding the billing of irrigation for Summit homes versus the legacy homes.

Summit homeowners do not have a separate water meter for irrigation as Summit did not want to spend the extra money to have these meters installed. Therefore, Summit homes are billed for irrigation included in their residential bills. Since the legacy homes have separate meters for their irrigation, water usage is easily determined and is paid for out of the yearly homeowners' dues.

The Board had to figure out a fair solution to compensate Summit homeowners for their irrigation usage. The \$400 credit that the board decided was a fair amount is applied toward their yearly homeowners' dues.

Henry Font, head of irrigation, assured residents that 97% of the system was now working. This is an old system. A new system is not feasible at this time due to cost.

Locks are going to be placed on all individual irrigation control boxes to include Summit homes. Thirty-six more locks will need to be purchased. If a problem arises, we can easily unlock the boxes to make repairs, reset the watering schedules, or turn the system off completely. Bryan, Mark and Henry have keys to the locks.

Trees: Nathan Macko will address our locust trees. We are presently working with him on a two year plan to address removing the dead, storm damaged, or diseased trees.

Since our ash trees are worth saving, we are going to contact an arborist to address these trees. We have 80 of them and 97% are healthy. The cost to replace them as they die would cost \$800- \$1000 per tree. Our trees are twenty years old and any replacements would take 20 years to mature so many of us would never see a mature tree again.

One bid to treat the ash trees costs \$46 per tree or \$3680 annually. If we remove a tree, it would cost approximately \$800 - \$1000 to remove it, grind down the stump, and/or replace it with another tree.

The city has mostly absolved itself of any responsibility by only choosing to treat the most severely infected ash trees, of which we only have two. We are on a six year cycle for having the city trim the trees but we have not been told where we fall within this cycle.

Our Austrian pine trees are infected with the Pine moth and need to be treated twice a year at \$940 a treatment per tree. The cost to remove and replace them is the same as for the ash trees.

The ash trees would begin their treatment in Spring and the Pines trees would begin in late summer and continue in the spring. The cost of treatments will be refunded to us if the tree dies after treatments are sustained.

Curbs and Sidewalks: Repairs to curbs and sidewalks are being addressed and the funds to fix them will be coming out of our reserves. Repairs will be handled by a private company as the City cannot make these repairs in a timely manner. Two bids were submitted and the Board approved the bid for \$7920. Two thirds of this amount will be billed this year, with the remaining one third to be billed in 2022. John and Gail Cushman had walked the neighborhood and marked the areas that need repair.

There will be a spraying committee of three people who have stepped forward and volunteered to spray weeds growing in the sidewalks and curbing. The Board purchased one sprayer as we already had two. Only the weed spray will have to be purchased and reimbursed by the HOA.

Social Committee: Paula Barrows introduced herself as acting head of the Social Committee. She reminded the residents that our annual fish fry is going to be on September 11th, in the N W 87th St. cul-de-sac and that money was due at the meeting to purchase tickets to attend.

A discussion followed regarding future social events around Northfield. Residents were asked to check into possible venues to hold these events. Our next event will be our annual Christmas party.

Neighbors were encouraged to continue with block parties and driveway get togethers so people could get to know each other.

Sandi Loos: Sandi thanked the board for all they do and expressed disdain for the writer of the “nasty” letters the Board members have received.

She thought committees were a good idea to tackle issues that come up with the running of the affairs of the neighborhood. She thought the residents found it helpful as they could share ideas with them. She also introduced a different formula for crediting the Summit homeowners for their irrigation bills.

Perfect Turf: Mike Mason of Perfect Turf informed the residents that Perfect Turf had submitted a contract for approval by the Board.

He also has a proposal for a solution to handle irrigation issues that arise such as overwatering during rain, leaks in the systems, etc. This will be a computerized system which can troubleshoot and solve problems from a computer that he will have access to at any given time. Problems would be resolved quickly.

There is not enough manpower to handle the number of clients Perfect Turf has right now. Mike has had to mow sometimes instead of overseeing the mowing.

He stressed that all complaints and issues with mowing be addressed in an email to Perfect Turf. He added that it is hard for the guys mowing to get their job done if they are interrupted by the residents.

Regarding the areas that need restoration, Mike has walked the neighborhood with Mark Kirkpatrick and knows where the problems are that need to be addressed. We will prioritize those areas based on cost, need and probability of success.

By Laws and Declaration of Restrictions: We have someone who has volunteered to work on changes needed in the By laws and Declaration of Restrictions.

Treasurer: Diane Younger, Treasurer, reported that Northfield has \$236,000 in the bank.

She was available after the meeting adjourned for any questions from any of the residents. Also available for handout was the latest Profit and Loss statement.

Misc. Business: The City will address the streets that need repairs due to the heavy construction equipment traffic. Summit is to contact them when they are finished building so the City can start repairs.

Questions were welcomed and the Board addressed the residents' concerns.

Several people spoke highly of the job the Board was doing and were encouraging Board members to “keep up the good work”.

The meeting adjourned at 5:10 p.m. The HOA had provided a food truck for residents and everyone was encouraged to stay and eat and visit with each other.

