

Northfield Homes Association

Closed Board Meeting

August 23rd, 2020

The Northfield HOA Board of Directors met at 3:00 pm, on August 23rd, 2020, at the home of Brenda Belongy. Attendees were: Brian Newberry - President, Henry Font and Mark Kirkpatrick - Co-1st Vice-Presidents, Diane Younger - Treasurer, Brenda Belongy - 2nd Vice-President, and Shirley Dohrmann – Secretary.

Brenda Belongy introduced the new board members and described the duties of each according to the By Laws of Northfield Village:

President: Bryan Newberry 816-716-7671

bryannewberry1995@gmail.com

Co- 1st Vice Presidents: Henry Font 582-9506

hfont1946@gmail.com

Mark Kirkpatrick 308-6205

markqkirkpatrick@yahoo.com

2nd Vice-President: Brenda Belongy

Co-Treasurers: Diane Younger and Sandi Loos

Secretary: Shirley Dohrmann

Nancy Bellis heads communication between the board and the residents.

The board reviewed the minutes from the meeting held on August 11th, 2020. Everyone was in agreement that the minutes would be expanded to include everything discussed at the meetings and provide clear and concise information regarding the daily governing of the affairs of the neighborhood.

Grounds Reports: Henry Font and Mark Kirkpatrick together are in charge of both irrigation and grounds. They will be contacting residents they need to assist them with concerns.

They are already in the process of contacting irrigation companies that we can hire, under contract, to fix our irrigation issues and also be on site on a regular basis to maintain our system.

Henry and Mark stressed the importance of having a company under contract so that we know what our expenses will be and budget for them accordingly. They also will request reports on which residents still need their irrigation issues resolved and the status of needed repairs.

Brian has the contract between Perfect Turf and Northfield. This contract runs through 2021. Henry suggested that the President should have all contracts in his possession.

Perfect Turf will be asked to replace any sprinkler heads they damage and replace them with proper heads that work with our system.

Enclosures are still needed for the controllers at both entrances; however, these will be purchased through the irrigation company we hire.

It was decided that an irrigation consultant is not needed.

If an irrigation emergency should arise, contact Henry, Mark or Brian, any time day or night. Non-emergency issues still require that you fill out a concerns form found on the Northfield website.

Henry and Mark will be obtaining the keys needed to shut off water to the irrigation system so work can be done on major water leaks.

Concerns Forms: Brenda explained how concerns forms work and where to find them on the website. She suggested contacting Susan Martin for any help in logging onto the forms on the website or reading the concerns.

Grounds Concerns Form- Henry Font and Mark Kirkpatrick

Irrigation Concerns Form – Henry Font and Mark Kirkpatrick

Architectural Forms – Brenda Belongy

Board Concerns Forms – Brenda Belongy

The above board members have stressed that they will follow up and answer any concerns on the above forms so that residents will know what is being done or has been done to address any issues.

The new board members request that any contact between them and the residents whether by verbal or written communication be addressed to the member of the board who handles the specific need or concern the resident may have.

By Laws: Letters will be sent out to those residents found to be breaking any rules or regulations found in the By Laws. Please refer to Article IX, Paragraph 9.2.

“Rules and Regulations. Provide regulations to govern the use of the Common Areas and the personal conduct of the owners and their guests. Establish penalties for any infraction.

The board will be looking into making any changes or amendments to the By Laws as deemed necessary.

Treasurer's Report: We are in the process of seeking an accountant to do a financial review. Our last review was in 2015. The board has approved the review and has requested it be done annually. It is to be included in the annual budget.

The board has also requested that it sees all bills on a monthly basis to be reviewed and approved before payments are made.

Since the HOA insurance has gone up steadily for the last seven years from \$1366 to \$2650, the board has approved that they shop for lower rates from several different insurance companies.

For those Summit Homes who have been billed for irrigation on their residential bills, a credit will be issued at the end of the year. This credit will be taken off of the amount due for the next year's HOA dues. The Treasurer will figure the average water usage per season for irrigation during the time the system is on and credit that amount.

Our next closed board meeting will be Monday, Sept. 21st, at 7 pm.