

NORTHFIELD HOMES ASSOCIATION

Board of Directors Meeting

September 19, 2019

Call to Order: The open board meeting of the Northfield Board of Directors was called to order at 1:12 on September 19, 2019, at the home of Frank and Carolyn Graham.

Attendees: Officers in attendance: Paul Mimms, Frank Graham, Diane Younger, and Shirley Dohrmann.

Residents in attendance: Virgil Hoffman, Louise Nolen, Jill Claxton, Sharon Rendon, Nancy Bellis, Neil Miller, Gerald Schwebke, Bruce Knipfel, Carolyn Graham.

Grounds Committee: Perfect Turf has submitted a contract for next year for approval and signing by the Board.

The HOA has formed a committee for irrigation upgrade and issues. They have contacted Irrigation Management Consultants for an in-depth evaluation. This evaluation will determine where the problems lie in the system and what is needed to get it working properly. They will then recommend reputable companies to do any work needed on the system, as they do not sell systems or the parts needed to fix the issues we have.

We hope to have all issues resolved and the entire system up and running by Spring. New neighbor, Bruce Knipfel, volunteered to join the committee. More volunteers are certainly needed.

Frank Graham made a motion to accept the proposal of recommendations from Irrigation Management Consultants with Diane Younger seconding that motion. The Board unanimously voted in favor.

One resident expressed concern that Perfect Turf could possibly void Northfield's lawn/landscape and snow removal business without the irrigation business as well.

Frank Graham originally told Perfect Turf that Northfield would not need snow removal from the streets but would need removal from the city sidewalks. Entrances would be treated as needed. According to the report submitted by the Treasurer, we are almost \$7,000.00 over budget for snow removal through August of this year. There was a discussion about whether street snow removal was more important than city sidewalk snow removal. Paul then suggested we take a vote of those present at the meeting. The results were as follows: street snow removal without city sidewalk removal had 9 in favor; city sidewalk snow removal without street removal had 3 in favor; removal of both city sidewalks and streets had 6 in favor. If Northfield residents want both street snow removal and city sidewalk snow removal in addition to our driveway and sidewalk

from drive to house, then HOA dues would probably have to be increased. The Board ultimately has the final vote regarding this issue. Frank made a motion to do snow removal on streets as well as city sidewalks, driveways, and sidewalks from driveways to porches. Diane Younger seconded the motion and the Board voted unanimously in favor.

Snow removal started discussion about the interpretation of the term “sidewalks” in the By Laws. It was decided that our documents are sometimes vague as to what is considered responsibility of the HOA and what is responsibility of the homeowner. It was agreed that the written word of the By Laws and the Restrictions match the actions of the HOA.

Carolyn Graham volunteered to be on a committee formed to clarify what we say in our rules and regulations documents and define what we as a community want to say. These interpretations will be sent out to the residents for comment before we implement them.

Paul Mimms called Mike Mason during the meeting to discuss the prices for snow removal and to discuss the possibility that Northfield would hire another company for irrigation.

Mike assured us that hiring another company for irrigation would not void our contract with Perfect Turf. Also, he went over the pricing for snow removal that was quoted on the contract they submitted for 2020.

The HOA needs to contact Summit Homes by letter to let them know that by tapping into our irrigation system, they need to reimburse us accordingly.

Neil Miller asked if Summit had convinced the city that our HOA is a non-profit organization. No answer has been given to date. With the appointment of a new city manager for the city of Kansas City, the manager had decided that all our water meters for the irrigation system are now commercial, not residential. We have requested that Summit speak to the city manager and inform him we are a non-profit organization and to return the status of our irrigation meters to residential.

Neil made a proposal to hook up several Summit homes to one meter as has been previously done with Northfield's homes that have individual irrigation controllers.

Beautification Committee: Eileen Kuehl is stepping down as chairperson of the Beautification Committee and being replaced by Susan Martin.

Perfect Turf is scheduled to start work on the pocket parks the week of Sept. 23rd.

They will be removing the bushes and flowers and adding mulch. Next year they will be planting the new flowers as well as any other flowers, bushes, etc. that would be added to the area if sponsored by a resident. One resident asked if Summit was planning any

pocket park areas. That would be entirely up to them.

Misc. Business: Two residents of Northfield have not given us correct information so that we may contact them regarding the upcoming annual HOA meeting as well as other important information regarding Northfield. As members of the Northfield HOA, they are legally obligated to provide the Board with current and correct information. It was proposed that the Board send a registered letter to them stating they have to supply the correct information. Also, one of these residents has landscaped areas that are not in compliance with the standards of Northfield. The Secretary will be sending a letter on behalf of the Board, stating why they are not in compliance. There are consequences if a resident is not in compliance with the rules and regulations of the Northfield HOA.

Just a reminder: If a resident wishes to do any outside work on their home or the landscaped areas, they have to fill out a consent form to be sent to the architectural committee for review and approval.

There have been some residents who have not yet moved into their homes that have not filled out consent forms for work done on their homes. This is not the fault of the resident that didn't know the By Laws. It was suggested that when a house goes up for sale, the listing agent must be given a copy of the rules and regulations of the HOA to pass to the resident upon closing. This should include a letter explaining said rules and regulations along with a description of the architectural committee and how it works. The approved paint colors should also be included.

Nancy Bellis volunteered to contact the listing agents and make sure new residents are aware of the rules and regulations of Northfield.

Treasurer's Report: Our total assets are \$158,611.88 including \$87,518.72 in reserves.

Care Committee: In the past two months the co-chairmen have stopped by two new homeowners to drop off information. The committee has met with Tina and Larry Busick as well as Emily and Mike Nesheim to welcome them to Northfield and answer any questions they have about rules and general information.

Nominating Committee: The Northfield Homes Association nominating committee has the task of seeking volunteers for the 2020 Board of Directors. At this point in time, three of our officers will be rolling over to the second year of their 2-year term and will not require a vote. They are: Frank Graham (2nd Vice-President), Sandy Loos and Diane Younger (Co-Treasurers). Other current board members have agreed to another 2-year term and who will need to be approved by the membership are: Brenda Bolongy

(1st Vice-President) and Shirley Dohrmann (Secretary).

This leaves the community seeking volunteers to run for the office of President. It is a 2-year term and the duties of the President as written in the by-laws (11.7) are:

President. The President shall be the chief executive officer of the Association and shall, subject to the control of the Board of Directors, have general supervision and direction of the affairs and officers of the Association. They shall preside at all meetings of the membership and at all meetings of the Board of Directors. They shall be a non-voting ex officio member of all standing committees and may be a voting member of any such committee.

If you are a Northfield homeowner and would be interested in serving our community in this capacity, please contact one of the committee members: Marie Kissinger, Paula Barrows, Fred Dohrmann, or Carolyn Graham. The officers will be voted on by the membership at the annual meeting on Nov. 21st.

Paul Mimms, President, announced the October meeting was a closed meeting and that the next open meeting would be the annual HOA meeting on Nov. 21st at Rock of Ages Lutheran Church at 4005 NW Barry Rd.