

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)  
MINUTES OF BOARD MEETING  
SEPTEMBER 21, 2017**

The Northfield Village HOA met September 21, 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, and Sharon Rendon

**RESIDENTS ATTENDING:** Ann Metzgar, Lila Metzgar, Louise Nolan, Jill Claxton, Carol Gold, Linda Laughlin, Arnold Baker, Tom Files, Kathy Files, Shirley Dohrmann, Paula Barrows

The minutes for the August 16, 2017, meeting were read and approved.

**Treasurer's Report:** Diane Younger reported there is currently \$179,509 in the HOA account.

**1<sup>st</sup> Vice President Report:** Gerry Schwebke reported Summit Homes is hoping for a closing date next month on the lots to be developed in NFV.

**2<sup>nd</sup> Vice President and Grounds:** Bill Laughlin reported sprinkler issues continue. The process to replace the old batter operated nodes with new wiring continues. Past practice was to just change the batteries, which is insufficient. Correcting the wiring is the proper way to fix the issue.

E-mail was sent to all residents to survey interest in yard waste removal. Only 26 responded, with 18 indicating an interest and 8 voting no. For now we continue to rely on the city pick-up dates. Nathan Macko (NFV tree consultant) has indicated an interest in providing this service for a fee.

Vacant lots continue to present problems with weed control, etc. If Summit closes on the development deal, they would assume responsibility for the lots. Until then, neighbors adjacent to the lots should continue calling the city to report when mowing is needed.

The current Landscape Company contract expires soon. Richard Hanner, Bill Laughlin, Rita Pickering and Arnold Baker will review proposals from four companies: Signature, Epic, Embassy and

Summit (a separate entity than Summit homes). Upon their review, the board will vote and a contract will be awarded to one of the companies.

Richard praised Bill Laughlin for his continued diligence on working the many issues that come with the volunteer job of the Grounds Maintenance position. Continue to submit any concerns using the form available on the HOA website, as these are forwarded directly to Embassy.

**Beautification Committee**: Rita Pickering is stepping down as head of the committee at the end of November. At least one person has indicated an interest in this position.

**Architectural Committee**: Gerry reported one request has been approved to cover a deck and install landscaping. A request was also approved to install an invisible dog fence. This is the 2<sup>nd</sup> such fence in NFV.

Gerry reported that he (in his capacity on the architectural committee) and President, Richard Hanner approved installation of solar panels for one resident. The panels have been installed. The declarations will be amended to include a provision for solar panels that will basically be in line with those outlining other items affixed to a structure. Several residents and one board member expressed concern about the approval process used. Specifically, that the declarations should be amended prior to any installation. The concerns appear to focus on the process and not on the solar panels, as solar panels are common in many areas. However, the declarations must include parameters for installation. Further discussion on the declarations continued and it is possible a legal opinion is in order. There is some confusion as to the actual voting process. Most agreed the declarations are in need of review, as they were prepared years ago by the developer. A committee may be established to assist with this issue.

**Communications**: Nancy Bellis is stepping down as Communications Liaison in November. A replacement process is underway.

**Care Committee**: The committee welcomed the new renters that moved in to the home located on the north corner of the first entrance. They were given a welcome package and general information about the neighborhood.

**Social Committee:** Paula announced the Christmas Party would be held Monday evening, December 11, at the BC Bistro. More details will follow as the date nears.

**Old Business:** Richard is continuing to look into the possibility of finding a public venue where the monthly meetings could be held. This will be crucial as the neighborhood develops.

**New Business:** Sharon Rendon submitted her resignation as Secretary of the Board. At least one resident has expressed interest in assuming the secretarial duties.

Bill Laughlin motioned for the meeting to be adjourned. Richard seconded and the meeting adjourned.

The next meeting will be Thursday, October 19, 2017, at 10:00 A.M. at Diane Younger's. The annual meeting is scheduled for November 30, at 7:00 p.m. More details to follow.