

NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
SEPTEMBER 23, 2016

The Northfield Village HOA met September 23, 2016, at the home of President, Virgil Hoffman.

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

Residents Attending: Carol Gold, Jill Claxton, Louise Nolen, Joyce Rauth-Fears, Mike Fears, John Koehler, Richard Hanner, Art Loepp, Kathy Loepp, Nancy Bellis

Meeting called to order by Virgil.
Minutes for August 19, 2016 read and approved.

Treasurer's Report: Neil reported there is currently a balance of \$152,000, with \$504 outstanding invoices. If spending is kept to less than \$13,000 for the remainder of the year, we will stay on budget. Sprinklers are off. \$4000 projected for water as meter fees continue. There is \$10,000 budgeted for snow removal for the remainder of this year. Estimated end of year reserve is approximately \$130,000.

1st Vice President Report: Virgil reported in Jerry's absence. Correspondence received indicates that Lot 115 at 86th Terrace & Liston was incorrectly surveyed, so has not been transferred to the HOA. The 2015 taxes were not paid by Rosenfelt developer. Jerry will continue following up with appropriate sources and will advise when the situation is corrected.

2nd Vice President & Grounds Report: The outstanding items on the list for Perfect Turf to correct are the same as last month. There have been at least 15 complaints concerning weed control. Virgil suggested Peggy set up a meeting with Perfect Turf to discuss issues in person. Bid proposals for a new or renewed maintenance contract are due on Monday.

Virgil researched and presented the cost that will be incurred to replace the 10-12 dead trees on the parkway that have been removed. Replacement will be done in two phases. The first will be to plant 5 assorted Maple trees on the parkway and one juniper in the pocket park. Cost of the 6 trees is \$750 total. Fertilizer, etc. will be \$100 and planting costs are estimated to be \$1200-\$1500. Virgil motioned to approve up to \$3000 for phase 1. Neil seconded and the motion was voted on and approved. Phase 2 will be addressed at a later date.

Architectural Committee: There were no representatives from the committee in attendance. Virgil reported there are two requests requiring attention. As a reminder, the form for submitting requests for significant landscape or architectural improvements is available on the HOA website.

Communications: The directory will be removed from the HOA website and will again be distributed in hard copy format. The provider for our website indicated it would cost approximately \$500 to redo the site to include individual log in passwords. The usage tracker indicates the web directory is not accessed often enough to justify the cost of changing. The help list, bulletin board, calendar of events, etc. will remain on line.

CARE: The responsibilities of this committee were clarified. This committee will welcome new residents by visiting, taking a plate of cookies, providing Northfield information and answering questions. Additionally, in the event of a death of a resident, the committee will offer condolences from the community and take food from the Northfield neighborhood. It was suggested that the committee send cards to residents who are ill or hospitalized. The committee determined that sending cards is best left to each individual resident so that no one is unintentionally left out when they are ill.

Social Committee: A huge thank you to those who made the Fish Fry a success. Fifty-six residents attended. The first annual fall garage sale was also deemed a success.

Resident Concerns/Comments:

Art and Kathy Loepp have notified the HOA that branches from a tree in the common area are encroaching on their roof.

Jill Claxton and several volunteers continue working on a project to create a "question and answer" type handout that will hopefully assist residents in interpreting the information in the declarations and by-laws. Several areas of confusion in the past have been lot definitions, responsibilities of HOA, responsibilities of homeowners, etc. If you have any suggestions for this handout, please email them to Jill at jclaxton@sbcglobal.net.

Another resident indicated he had extensive structural repair done on his foundation. According to the structural engineer he consulted, the soil type in the neighborhood can fluctuate greatly, and unfortunately, in certain cases can cause foundation shifting. Just a reminder to make sure your sump pumps are working properly and periodically check your foundations.

The Annual HOA meeting will be held November 17th, 6:30 p.m., at the Primrose retirement community "next door" at 8559 N. Line Creek Parkway. Coffee and water will be provided. As in the past, residents who wish may bring snacks to share. All residents are encouraged to attend.

The next board meeting is scheduled for Wednesday, October 19th, 10:00 a.m. at Virgil Hoffman's home.

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