

NORTHFIELD HOMES ASSOCIATION

Agenda for Board of Directors Meeting

Date: September 28, 2018

Call to Order: Paul Mimms, President of the Northfield Board of Directors, called the meeting to order at 10:23 a.m.

Attendees: Officers attending: Paul Mimms, Gerry Schwebke, Diane Younger, and Shirley Dohrmann. Also in attendance was Richard Hanner.

Minutes of last closed board meeting: It was decided to forego reading of the minutes of the last meeting on August 24th since those minutes were published on the Northfield website.

There were no corrections or additions made to those minutes, so a motion was made, seconded and approved to accept the minutes as published.

Treasurer's Report: Diane presented pictures of the lighting demo for the entrances. It had been suggested by the beautification committee to install lighting on the trees; however, Embassy suggested lights on the four gazebos instead. The lights on the trees were not visible and got lost in the sky. The flagpoles and two entrance signs are also going to receive lighting.

The budget proposed includes materials, equipment, diversified workforce, and supervision for completion of the landscape lighting. The north entry lighting is bid at \$1,650 and the south entry lighting is bid at \$2,200.00. The bid is \$135.00 more than the original one. A motion was made, seconded, and approved to go ahead and approve the bid. This work needs to be completed before the ground freezes. Diane Younger and Paul Mimms will be the liaisons to Embassy regarding this project.

Richard has contacted Summit Homes regarding their portion of the expenses for the lighting of the entrances, as well as their portion of the irrigation expenses.

Architectural and Grounds Committees: Summit has had two underground mains installed with sprinkler systems on Britt Ave.

Some of the trees along Allenton are going to be removed to allow for construction of new houses.

The homeowner at 3016 NW 87th Terrace has informed the board that he plans on presenting a request form for work to be done to remove the locust trees along the back of the property as well as a clean-up of the brush there. He would also like to plant grass

beyond the tree line and wants to know if the HOA will maintain that grass. They would like to fill in the ditch that runs along the back of the property with rock and have that lead to a bench area and are willing to pay for this themselves.

Old Business: It was decided that the bush between 8549 and 8553 N. Britt Ave. will need trimming.

Eileen Kuehl had inquired about whether the plants at the entrances were getting watered or not. They have now been receiving water.

New Business:

Renters: Gerry contacted Rod Hoffman to let him know that the board had met and directed him to engage Rod as Northfield's attorney. Gerry asked him to review our Declarations and By Laws (with amendments) on the internet at our website.

Gerry asked Rod some questions regarding long-term and short-term rentals in Northfield. The following is Rod's response:

1. Currently, the Declarations of Restrictions for your subdivision say homes cannot be used to commercial purposes. Some judges can be convinced that short term rentals, especially AirBnB is a commercial purpose.
2. Currently, the Declarations of Restrictions for your subdivision say nothing should be done which is a nuisance or annoyance to your neighborhood. Some owners believe AirBnB can bring more parking, more parties and more pets, all of which may be nuisances or annoyances.
3. Some subdivisions have amended their Declarations to try to restrict rentals. There are several methods. Here are two possible examples:
 - a. No short term rentals (less than one year leases) are allowed.
 - b. Beginning Jan 1, 2019, all buyers of homes in Northfield must live in their homes for X years before they can rent their homes.

Adding either or both of these types of restrictions requires notarized signatures of two thirds of all home owners. If a home is owned by a married couple, both spouses must sign.

Commercial use of homes was also discussed. The restrictions have been interpreted as the home (building) itself cannot be used for commercial purposes. In home offices are in accordance with city rules and regulations and are therefore acceptable.

There will be a survey sent out to all the residents about whether they want to have or not have rentals in Northfield. This survey is not a vote one way or the other. The

results will determine whether a vote will be taken. A committee is not being created at this time to handle the issue.

Property Manager: Gerry also asked Rod for a recommendation for a property management service company if Northfield residents decide they wanted one. There will also be a survey sent to all residents as to whether they want or do not want this service. It was brought to the board's attention that property management companies basically handle the financial aspect of a subdivision. Sandi Loos is willing to do this.

Budget: The board will meet tentatively Oct. 11, at 10:00 am to go over the budget for next year. Sandi will present this to the board at that time. Gerry brought up the subject of an audit and Richard Hanner volunteered to do this.

Open Forum: Susan Martin has requested a color palette from Summit and to-date, has not received it. We would like this as we want to extend our color palette to include Summit's.

There have been two breaks in our water lines and both of these have been repaired.

Adjournment: A motion was made, seconded and approved to adjourn the meeting.