

NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
OCTOBER 19, 2016

The Northfield Village HOA met October 19, 2016, at the home of President, Virgil Hoffman

Officers Attending: Virgil Hoffman, Neil Miller, Gerry Schwebke and Peggy Dochterman.

Residents Attending: Susan Martin, Jill Claxton, Louise Nolan, Tom Files, Mike Fears, Brenda Michael, Nancy Bellis and Carol Gold.

Carol Gold read the minutes from the September 23, 2016 meeting. They were approved as read.

Treasurer's Report: Neil Miller reported there is \$565.74 in open invoices. Current bank balance is \$140,499.33.

1st Vice President Report: Gerry Schwebke continues to work with Platte County concerning the inconsistencies in various records concerning the property at 8632 North Liston. Also, Gerry reported that it has become too expensive for the HOA to pursue the claim against the former owner off the property at 8702 North Britt. There appears to be several other liens against the same owner.

2nd Vice President & Grounds Report: Peggy Dochterman reported that Perfect Turf has not communicated with her concerning the repair work that needs to be done on the Sapp's sidewalk. Peggy is making a list of sprinkler issues that will need to be dealt with in the spring of 2017. Three landscaping companies submitted bids to Northfield Village: Perfect Turf, Signature and Embassy. The board selected Embassy, and they will start in November 2016 with any snow removal that is necessary. Also, entrances will be salted in case of ice.

Susan Martin questioned if the street side walks would be cleared of snow by Embassy, and the board responded in the negative. Susan also asked if a general calendar could be printed indicating when various procedures would be done to the lawns. Peggy will ask Embassy to give us a week or two notice prior to any work, such as weed control, seeding, etc. Peggy and Virgil will meet with Todd Maxwell, an accountant manager for Embassy.

Nancy Bellis volunteered to be the "snow person" again for this coming winter.

Brenda Michael shared her concern that the undeveloped lots are not mowed. Several residents have contacted the city to complain about the unmown lots. Northfield Village received notification from Kansas City that one of those lots is a public nuisance. The board instructed Kansas City to contact the Rosenfeldt Company who owns the lot.

Summit Custom Homes emailed Virgil wanting information about Northfield Village. They have been approached by Rosenfeldt about the possibility of buying the remaining vacant lots.

Architectural Committee: The committee has received several requests for changes and is working to approve them.

Susan Martin has developed online forms to be used by residents with complaints and changes that can be used by the Architectural Committee. Neil made the motion that Susan work with Dusty to install the forms on the website: Gerry seconded the motion. Susan said she would be willing to help other committees to devise forms.

Care Committee: A sympathy card has been sent to Pat Reineke's daughter expressing our condolence of Pat's death.

Resident Concerns/Comments: Jill Claxton reported on the progress of the "Frequently Asked Questions" form for current and new residents. Tree's seems to be a persistent topic. The solution seems to involve a change in the NFV Restrictions. Tom Files suggested establishing a committee to look at changing some of the restrictions. Gerry will ask the lawyer if the 2/3 vote to change a restriction involves 2/3 of the home owners or 2/3 of the homeowners and owners of the undeveloped lots.

Insurance coverage was discussed. Gerry has talked with Chris Hoy, the agent for Northfield Village. Northfield Village has general liability insurance as well as liability insurance for members of the board.

The board wants Jill to continue getting information for the 'Frequently Asked Questions' form.

Neil made the motion to adjourn the meeting. The motion was seconded by Gerry.

The next Board Meeting will be the Annual HOA Meeting on November 17th, starting at 6:30 at Primrose Retirement Home, 8559 North Line Creek Blvd. All residents are urged to attend. Coffee and water will be provided. Residents may bring snacks if they want.