

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
OCTOBER 19, 2017**

The Northfield Village HOA met October 19, 2017 , at the home of Diane Younger.

The meeting was called to order at 10:00 A.M.

OFFICERS ATTENDING: Richard Hanner, Bill Laughlin, Diane Younger, and Sharon Rendon.

RESIDENTS ATTENDING: Kathy Files, Susan Martin, Carol Gold, Jill Claxton, Lila Metzger, Ann Metzger, Louise Nolan, Linda Laughlin, and Shirley Dohrmann.

The minutes for the September 21, 2017, meeting were read and approved. Richard Hanner reminded everyone that the Annual meeting is scheduled for November 30, 2017, at Primrose. Doors will be opened at 6:30 with the meeting to follow at 7:00 P.M. Refreshments will be served.

TREASURER'S REPORT: Diane Younger reported there is currently \$159,292 in the HOA account. Northfield is over budget on irrigation, having spent \$11,686 and \$3500 on tree maintenance.

2nd VICE PRESIDENT AND GROUNDS: Bill Laughlin stated that Beautification Committee will now be part of the Grounds Committee, with Eileen Kuhl being the new chairperson.

Lawn/yard waste removal was included in all four bid solicitations for the Maintenance contract that will be awarded soon.

Embassy has removed the dying bushes at the gazebos within the entrances. A new design has been suggested to give that area some color and interest for a good first impression of Northfield. The sprinklers will be turned off next week and during following two weeks will be spent blowing out the system.

Our new contact with Embassy is getting up to speed regarding irrigation issues and is beginning to respond directly to the homeowners. We have had 170 concerns this year and the accessibility to reporting these concerns has made it hard to address them.

It has been noted that some homeowners are not keeping their dogs on leashes when not in their yards. It is a Kansas City law as well as a Northfield declaration that dogs must be on leashes when not in their owners' yards. A penalty structure or consequence was discussed to prevent this from recurring.

A snow removal contact will be necessary to assist Bill Laughlin when he is unavailable.

Kathy Files inquired about how many mowings were left. So far, we have had 28 with 30 being the total due. With the leaf removal that Embassy will be doing, we will get an extra mowing.

We have one more application of fertilizer and Bill will let us know when that will be applied.

Richard said that we will work with our maintenance provider to get the yard issues resolved. Over watering has been a big concern and with unpredictable weather here in Kansas City, and no cost effective way to turn off and on our irrigation system, work is still being done to solve these issues. It will take more than one year to resolve.

Remember to contact Bill Laughlin regarding any issues with grass, irrigation and trees using the forms found on the Northfield website. He will be working with our contact and will let you know when he gets answers to your concerns.

ARCHITECTURAL COMMITTEE: Since Gerry Schwebke was on vacation, Susan Martin gave the committee report. There were 74 out of 74 possible votes to approve Amendment One. Regarding Solar panels, there were 64 votes to approve their use and 9 no votes with one abstaining. Richard apologized for the confusion regarding the installation of one homeowner's solar panels ahead of the completion of voting. He explained that the board has the right to issue a waiver and did so for them. The homeowner was up against an available tax credit that was expiring.

Gerry is in the process of contacting a lawyer to help with rewriting of our declarations and changes to them. We must present written documents to the

Register of Deeds. Richard reiterated how long ago these declarations were written. Written in 1999, they favor the developer who only is allowed one vote as is each homeowner. We need to protect our community and not the developer. However, he doesn't foresee Summit Homes being in disagreement with us.

Susan suggested an independent voting committee to handle the voting process so that all voting results remain anonymous.

COMMUNICATIONS: Susan Martin is the new communications liaison for the board. Nancy Bellis will be communications director for the Social committee.

CARE COMMITTEE: Lila Metzger reported no new business for this committee. Richard told them to request money for stamps, cards, etc. if they needed it.

SOCIAL COMMITTEE: Kathy Files reported that the Christmas Party was Monday, December 11th at the BC Bistro. More details to follow.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS: There have been reports of email hackings of the present board members. Sandy Loos has checked into the possible origin of these hackings and these were traced to Tennessee. She contacted the police in Tennessee as well as here in Kansas City. Webmaster was contacted after she discussed this with Gerry Schwebke and Diane Younger and the problem was corrected. If you receive any emails that look suspicious, please contact a board member.

For your information, Diane Younger and Sandy Loos each have a key to the Northfield mailbox. Richard Hanner and Sandy Loos each have access to the Northfield checkbook and authority to sign checks. The Northfield account is through Community America Credit Union.

It was noted that three board members' terms are expiring: President – Richard Hanner, Vice-President – Gerry Schwebke, and Secretary – Sharon Rendon. Although Richard has served only one year, he is completing the second year of Virgil Hoffman's term. Richard Hanner has volunteered to remain President as long as Gerry Schwebke remains 1st Vice President.

Nominations for all 3 positions will be accepted at the annual meeting on November 30, and voting will occur at that time. An e-mail with additional details is being sent to all residents.

Sharon motioned for the meeting to be adjourned and Bill Laughlin seconded that motion. The meeting was then adjourned.