

## **NORTHFIELD HOMES ASSOCIATION**

Board of Directors Closed Meeting

October 25<sup>th</sup>, 2019

**Officers in Attendance:** Paul Mimms, Frank Graham, Sandi Loos, Diane Younger, Brenda Bolongy and Shirley Dohrmann

Before the closed board meeting of the board of directors of the Northfield Homes Association was called to order, the newly formed Irrigation Committee and the Irrigation Management Consultants Co. met with the board members. An extensive evaluation of what is needed to upgrade our present irrigation system and to fix existing issues was presented by the irrigation consultants. More information will follow later.

At 11:50, the closed board meeting was called to order.

Brenda Bolongy has walked through Northfield and assessed which curbs are in need of repair and how badly damaged each one is. She reported these issues to the City of Kansas City, but as of our meeting, she has not received any information on the status of these curb repairs. They did, however, inform her about our sidewalk repairs. On a scale of 1 to 5, with 5 being the least important, Northfield's sidewalk repairs are at a 4.

Brenda will also be in charge of handling any concerns regarding our legacy trees. Legacy trees are those trees already present before the subdivision was drafted. Sandi Loos had already documented all legacy trees and mapped them out. The policy regarding trimming and care of these trees appears on the Northfield website.

A discussion also followed regarding residential trees and the responsibilities of the homeowners to maintain these trees. Residential trees are those planted by the present or previous owner(s) of the residence. Please refer to Article V, No. 5.1 of Northfield's By Laws.

**Grounds Committee:** Nancy Bellis will be in charge of the snow removal and Frank Graham will be in charge of the grounds.

Perfect Turf will be contacted to remind them to be careful not to hit the residences' garage doors especially during their snow removal. One resident expressed concern that the tires of the mowers were leaving marks on the driveways and sidewalks that cannot be removed.

**Beautification Committee:** Prior to the board meeting, Susan Martin submitted a report to the board regarding the committee's proposal on how they plan to use the rest of their 2019 budget. They will hire Nathan Macko to remove up to 5 evergreen trees

along Line Creek that are turning brown, balding and/or falling over. Nathan will also clean up the remaining conifers by removing unwanted tree/vine starts that have begun growing inside the conifers. The money for this will come from the money saved by the committee when they planted the annual flowers rather than having Perfect Turf do the work. Eastern white pine and white fir trees are conifers that could be used to replace those that are removed. These trees provide screening and privacy for the homes along the parkway.

They want to add 3 Red Maples to the area just south of the North gazebo (near the large Summit sign) in order to add to the 5 maple trees that were installed 3 or 4 years ago. The 5 maple trees that are presently in this area are not enough to cover the entire open area and it looks unfinished. They also want to add 3 to 5 Service Berry ornamental trees to the areas in front of the remaining evergreen trees to add a pop of spring and fall color. The choke cherry trees that were removed could be replaced by medium sized trees such as Service Berry, Red Bud, Japanese Tree Lilac, or Burgundy Hearts Redbuds to spread color along the parkway and to screen homes while adding beautiful color.

Their long-range goal is to replace trees along Line Creek that have been removed due to age and disease and replace them with varied species that thrive in Missouri. Most of the trees along Line Creek are 20+ years old and they will continue to decline.

**Treasurer's Report:** Sandi Loos presented a draft of the 2020 Budget. The board discussed and proposed cuts in some of the projected expenditures in order to keep from raising the annual homeowner's dues. Dues are expected to remain the same.

The irrigation project will be financed out of the reserves. The budget includes a monthly fee for monitoring of this system.

A motion was made, seconded, and unanimously voted in favor of setting aside money for a donation to be made to the Rock of Ages Church for our annual meeting as well as donations to any other church, community center, etc., that will host any future board meetings.

Paul Mimms suggested that the board conduct one open board meeting per quarter, including the Annual HOA meeting in November. A motion was made, seconded, and voted unanimously in favor of having only one open board meeting per quarter. Frank and Carolyn Graham will no longer be able to host the open meetings, so we will be looking for another location for these meetings.

The board discussed finding a volunteer in our community to audit our treasurer's reports. We are seeking a qualified person from among our residents in order to save the HOA the expense of hiring someone.

The next meeting will be the Annual HOA meeting on Nov. 21<sup>st</sup>, at the Rock of Ages Lutheran Church at 4005 NW Barry Road. Residents are asked to bring a finger type food for dessert. The social time will be at 6:00 p m with the meeting to start no later than 6:30.

The meeting concluded at 1:30 p.m.