

**NORTHFIELD HOMES ASSOCIATION**  
Board of Directors Annual Meeting  
November 4<sup>th</sup>, 2021

The Northfield HOA Board of Directors met for its Annual Meeting on November 4<sup>th</sup>, 2021, at 6:00 pm at North Heartland Community Church.

**Attendees:** Bryan Newberry, Mark Kirkpatrick, Diane Younger, and Shirley Dohrmann were the members of the Board that were in attendance. Henry Font was out of town. There were forty-eight residents in attendance.

Bryan Newberry, President, opened the meeting by introducing the members of the Board and welcoming all the residents who were in attendance.

**Grounds Committee:** Bryan discussed the meeting that he and Mark had with two architectural representatives from Summit Homes. They wanted to ensure that Summit would address the problems that were caused by them during the construction of their houses.

Incomplete sidewalks are going to be finished including the one on Allenton and the one in the Britt cul-de-sac at the end of NW 87<sup>th</sup> Street.

The drain area on NW 86<sup>th</sup> Terrace that cannot be developed will have rip rap rock laid and prairie grass seed sown.

Mark will check with Summit about fixing the steel plate that is a temporary fix for the hole on NW 86<sup>th</sup> Terrace that Summit created when hooking up utilities for one of their houses.

The damage done by the trucks and construction equipment to Allenton will have to be addressed by the City of Kansas City. Residents are encouraged to get the 3-1-1 app to express their concerns to the City. Contacting the city in this way has resulted in quicker action to resolve issues and address problems.

Summit expects to be finished with construction in early Spring 2022.

Our sidewalks are in the process of being levelled to make them safer for walkers. There are still six to eight areas that need to be addresssed. We will pay the contractor when they are all completed.

**Irrigation Committee:** The Board was pleased to announce that the irrigation system is working better than a year ago at almost 100%. This is due to consistency within the Board and the rapport between the Board and Perfect Turf.

We have renewed our contract with Perfect Turf for another two years. The dollar amount for their services has gone up considerably due to the addition of more finished homes. The budget is based on 134 homes.

Residents are encouraged to email Henry, Mark or Bryan regarding irrigation issues so these can be resolved next spring when the system is started up again.

As our legacy trees age, some of them have needed to be taken out. One tree cost the HOA \$1100 to remove. We do not wish to exhaust our budget with these trees, so we are only concentrating on removing those trees that are a danger to residents or their homes.

**Social Committee:** The Fish Fry was a huge success. Everyone involved did a great job. Pat Crain helped Paula Barrows, acting committee chair, with a lot of the up front work. Paula thanks all those who helped as well as their respective spouses and significant others.

Paula has spent quite a bit of time checking out several locations for the Christmas dinner. It is getting much more difficult to find a place to hold this event. The last dinner was held at the Airport Marriott. The maximum capacity in their room was sixty-four people. If we had it at the YMCA (no alcohol) or the Masonic Lodge, it would cost approximately \$250 and we would still have to cater, set up, and clean up. For Christmas it would be nice to not have to deal with all of these logistics for having dinner. Many places cannot accommodate the number of people we expect to have in attendance and others had a policy of a guaranteed amount of money up front.

Paula booked the BC Bistro for Monday evening, December 13<sup>th</sup>. We will again have the restaurant to ourselves, so we will be able to decide what time to have dinner and what items to have on the menu. Five menu items will be selected that are similar in nature. Cocktails will be served at 5:30 so that dinner can be served at 6 – 6:30. Everything will be finalized as we get closer to December 13<sup>th</sup>.

**Miscellaneous Business:** Summit homeowners will still get a \$400 water credit towards their HOA dues for 2022, making the total amount due \$1400.

This amount could be re-evaluated after 2022.

The Board will work with the realtor in communicating the exact amount of yearly HOA dues and water credit amount with potential buyers.

**Nominations for Board of Directors:** Two members of the Northfield Board of Directors had terms of office that were up for re-election this year. There were no nominations presented to the Board at the Annual Meeting; however, two names were submitted to the Board prior to the meeting. These two nominees were unopposed so the Board will forego voting by electronic ballot and they will be automatically elected. President Bryan Newberry will remain as President and Joy Cornett will be the newly elected Secretary, effective December 1<sup>st</sup>, 2021.

Northfield's Board of Directors:

President – Bryan Newberry  
First Vice-President – Mark Kirkpatrick  
Second Vice-President – Henry Font  
Treasurer – Diane Younger  
Secretary – Joy Cornett

**Treasurer's Report:** Theresa Byrd, our outside accountant, was introduced by Bryan and she took questions from the residents. She assured them that her number one goal was transparency between the Treasurer and Accountant and the Board and residents.

Diane, Treasurer, handed out the Proposed Budget for 2022, as well as copies of the latest Profit and Loss Statement to those who wanted a copy.

**Beautification Report:** Members of the Beautification Committee are: Eileen Kuehl, Claire Moye, Terry Marler, Laurie Virkstis, Sandi Loos, Becky Crenshaw and Susan Martin.

It has once again been a busy year for the Beautification Committee.

Trees:

- Two of our Burgundy Heart Trees had to be replaced. New ones were planted in the Spring. Unfortunately, one of them died due to excess water (from an irrigation leak we believe). We won't replant in the same area due to the two trees that died in consecutive years.
- Our White Pine that was planted two years ago along Line Creek near the south entrance turned brown in early October. We are hoping it recovers in the spring. If it should die, we will replace it with a non-evergreen, as the pines are struggling in our hotter, dryer climate.
- Three pines were removed this year due to disease and/or decline.
- The deer are still a problem for our two year old Service Berry trees. We will have to install fencing around them until they are older and no longer so tender.

### Plantings:

- Once again the committee planted Bubblegum Supertunias in the north and south island areas. They look good, produce well, and survive our hot summers. We added Supertunias to areas in front of our sumac shrubs. Some did well; however, some died due to too much water.
- Both annuals and perennials were added to the gazebos and islands. We continue to monitor plantings and move plants around as needed.
- Deer are a challenge in our gazebos as they are around the neighborhood.
- We are adding mums to our islands in the hopes they return next year, bigger and better. This year they are expending most of their energy into sending out roots rather than giving great displays of color.

### Pocket Parks:

- Organic compost was added to three of the five pocket parks. Last year's soil test indicated that the three parks needed additional compost.
- We continue to add plantings to all pocket parks. Deer are again a challenge.
- Our largest pocket park was adopted by the Crenshaws. They have been busy planting in that large space.

Thank you to all committee members for their hard work and dedication to beautifying our Northfield neighborhood.

Northfield Village is comprised of newly built Summit homes and Thompson Sailor legacy homes. The Board has achieved unity between all the homes as it has strived to fairly serve both groups of homeowners in the daily affairs of the running of the neighborhood. All residents can be proud to live here and call Northfield Village their home.

The meeting was adjourned at 6:50 pm.