

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 22, 2023

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; John Ballantine; Director; Kathy Katz, Director; Kathleen Deburghraeve, Community Manager

Present by Zoom: Gary Newville

Present: Sean O'Brien, Maintenance Superintendent

1. Chairman's Comments

- There is way too much speeding in Northfield Hills. Please slow down before someone gets hurt.
- We hired a new full time maintenance man. His name is Jeff Kaminski. We have confidence in Jeff's abilities to do a great job.
- S. O'Brien noticed part of the swimming pool cover came un-done. When looking under the cover he noticed that every bit of water drained out (167,000 gallons). Professional Pool Techs were called and on it immediately and this week sent a camera down through a drain in the deep end and found the leak. We are now waiting on a professional plumbing company to come out with a much more precise scope/camera. We could be looking at a \$50,000 fix. This is going to be a huge job and if the pool cannot open on time, you must be patient. Thank goodness that Sean found it when he did. We will discuss this more in New Business.
- At the February Board meeting we met with Bloomfield Construction about the new roofs. Kearns Brothers representative had Covid and couldn't meet with us. We obtained four bids and have now narrowed it down to these two.

2. Resident Forum

- A resident wanted to give thanks for a wonderful St. Patrick's luncheon. The entire staff did a great job.

3. Call to Order

- Meeting was called to order at 6:20 p.m.

4. Agenda

- Approved as written.

5. Approval of Minutes

- K. Cathcart said that on page 2 of the Minutes under Treasurer's Report that we did not postpone the audit last year, that we just did a review.
- On page 3 still under Treasurer's Report, please have the G. put on the same line as Newville.

With the above changes, the minutes are approved.

6. Treasurer's Report

We are still fiscally sound now and being able to make our Reserve deposits.

7. Management Report

- Enclosed

8. Committee Reports

Activities Report

o March's Movie Night was very well attended.

Clubhouse

o The clubhouse needs new carpet, we were given carpet squares to look at.

Grounds

o Suspended for winter.

City Liaison

o N/A

CANH

o N/A

9. Correspondence

- N/A

10. Unfinished Business

- We received four estimates for Roofing Companies and narrowed it down to two. We have now interviewed them both and they are Bloomfield Construction and Kearns Brothers. S. O'Brien discussed both bids and there are pros on both. Although Bloomfield is higher in price, they are willing to add 10 years onto their warranty (non pro-rated) at their own expense.

A resident asked how long they have both been in business and Sean answered they have both been in business for a long time and very well established.

G. Newville and J. West both asked if he thought that the higher (in price) contractor that they were leaning towards would give a reduction. J. West will call them.

Motion made by J. West and seconded by K. Katz to approve the Bloomfield Construction contract with the caveat that they reduce their cost & supply us with the contract to go over. Motion unanimously approved.

Swimming pool – J. West asked if we should get a 2nd quote. S. O'Brien stated that Aquatic Source is a big company that only deals in commercial or large pools, not many do that. We have been using this company for 25+ years and they know our pool very well.

We will be calling our plumbing company out to do a more in-depth scope because plumbers have better scopes/cameras. They have talked to Sean about the possibility of Directional Boring. K. Cathcart asked if when fixing the pipe where leaking, shouldn't we just replace the entire pipe so that if it too splits, we don't have to dig again. S. O'Brien said that it is definitely a good idea.

We will stick with Aquatic Source.

Motion made by J. West, seconded by K. Watkins to ask Aquatic Source for an actual quote to fix the pipe where broken and another quote to replace the whole pipe after Putman Plumbing scopes it. Motion unanimously approved.

Charging homeowners for pool tags was discussed.

Charging for guest pool tag charge was also discussed.

Motion made by J. Ballantine to charge \$5.00 per guest pool tag, 2nd by K. Watkins. Vote was 4 no's to 2 yes'. Motion defeated.

G. Newville would like S. O'Brien to get a quote on making the pool salt water.

11. New Business

- We received a quote to replace the carpet in the clubhouse which is definitely needed. J. West made a motion, 2nd by M. Malley to get two more bids. Motion unanimously approved.

12. Residents Comments

- A resident said that Putman Plumbing is excellent. Their office staff does great and their plumbers do a great job.

- J. Ballantine thinks that when we pull up the clubhouse carpet that we should give it to the maintenance garage. S. O'Brien thanked him but said that they just bought epoxy to put on the floor and that the garage gets too dirty for carpet.

13. Announcements

- The View From the Hills still says that the Board Meeting starts at 7:00. Please change to 6:00.

15. Next Meeting

- 04/26/23 at 6:00 p.m.

Meeting was adjourned at 7:05 p.m.

Minutes respectfully submitted by S. Quintana