

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, June 12, 2023

Board Members Present:

Josh West, Chair; Kristy Watkins, Vice Chair; Kent Cathcart, Treasurer; Mike Malley, Secretary; Gary Newville, Director; John Ballantine; Director; Kathy Katz, Director; Kathleen Deburghraeve, Community Manager; Sean O'Brien, Maintenance Superintendent

1. Chairman's Comments

- Glad everyone could make the meeting being it was a different date and time, it is appreciated.
- Speeding in the courts is still a problem.
- The pool opened on time. The repair in the diving area cost \$26,000. In the future we may need to replace the rest of the piping. We will budget for that.
- The wage that we pay our lifeguards is not sufficient. J. West authorized an additional \$2 per hour for experienced lifeguards. There will be a new lifeguard in August to help out with some current guards going back to college.
- Any issues at the pool need to be addressed with K. Deburghraeve or S. Quintana.
- We currently have The Dream Team staff.

2. Resident Forum

- S. Varachia #246 – Thanks to the maintenance staff for removing the huge tree limb in Court O.

3. Call to Order

- Meeting was called to order at 6:00 p.m.

4. Agenda

- Approved as written.

5. Approval of Minutes

- Approved as written.

6. Treasurer's Report

- Included in packet.

- We paid our second \$50,000 down payment to the roofing company and will pay our third down payment by 07/01/23. The project starts in August. The pool bill will be paid. All projects are on track.

7. Management Report

- Discussed.

8. Committee Reports

Activities Report

o N/A

Clubhouse

o Report received

Grounds

o N/A.

City Liaison

o N/A

CANH

o River clean-up was great. New benches and garbage cans will be purchased for the park.

9. Correspondence

- N/A

10. Unfinished Business

- N/A

11. New Business

- Flat roof estimates – McDermott Roofing gave us an estimate for \$15,924. 2nd proposal was for \$32,000. Per K. Cathcart, we can't do until next summer. Add it to the 2024 Budget.

12. Residents Comments

- J. Ballantine stated that there are 3 trees on Northfield parkway that need to be replaced. Motion by J. Ballantine to replace 3 trees. Motion fails.

13. Announcements

- N/A

15. **Next Meeting**

- 08/23/23 at 6:00 p.m.

Meeting was adjourned at 6:25 p.m.

Minutes respectfully submitted by S. Quintana