

NORTHFIELD HILLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, January 24, 2024

Board Members Present:

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

Absent: Mike Malley (attended by Zoom)
Gary Newville (attended by Zoom)

1. Chairman's Comments

- We have the continuous problem of people not moving their cars when it snows. We do not come through the courts more than once. People must move their cars.
- Speeding is still a problem in the courts.
- The new pool heater will be installed in March, the cost is \$31,000.
- Zoom is still an option for meetings.

2. Resident Forum

- A homeowner stated that there is a boulder at the end of the drive of Courts K, L, M, N, and O, and it is a concern. Her car was scrapped by it, and it was costly to get fixed. Per S. O'Brien, years ago, the Board had them placed there so people didn't drive over the grass. Per J. Ballantine, the ones on Brentwood are city property. Add to agenda.
- A homeowner stated that there is a drain in the parking lot of her court. Can we flag the drain? Plow drivers do not know where they are located. S. O'Brien will make sure that drivers are aware of this.
- A new homeowner noticed people doing a lot of interior renovations, are there any regulations on this, do they have permits? – I am moving into a new unit and would like to know the rules. J. West encourages residents to go to the proper department with this type of concern. The Community Manager or Maintenance Superintendent could address this before the board meeting.

3. Call to Order

- Meeting was called to order at 6:02 p.m.

4. Agenda

- Approved as amended.
- Add: 13-1, Boulders

5. Approval of Minutes

- Approved as written.

6. Treasurer's Report

- Treasurer's Report included.
- Looking at the cash flow and how we spend our cash reserves. We put 50% down on a pool heater, we will continue the roofing project (7-9 buildings), we will do asphalt in the fall, and we will do \$20,000 in tree maintenance.

7. Management Report

- Report Included.

8. Committee Reports

Activities Report

o N/A

Clubhouse

o N/A

Grounds

o N/A.

City Liaison

o We have 3 new light up speed limit signs.

CANH

o N/A

9. Correspondence

- N/A

10. Unfinished Business

- Increase Clubhouse rental fee – Looking to raise the rate from \$200 to \$250. Motion by G. Neville to increase to \$250, 2nd by K. Cathcart. We will still honor the \$200 if already booked and contract has been signed.

- Billiards Room – Party guests will not be allowed to use the Billiards Room. If the contract was signed prior to February 1 then guests will be allowed to use it.

11. New Business

- Boulders – The Board agrees that the boulders will stay.

12. Residents Comments

- A homeowner asked how much the clubhouse checking account has in it? The chairs are dirty and outdated, they need to be replaced. We need to move on this and new carpet ASAP.
- A homeowner said that the boulders are not original; they were added later. The Rules and Regulations need to be looked over and updated. K. Deburghraeve stated that she has already been working on this.
- G. Newville – What is happening with the ACH payments? K. Deburghraeve answered that AML got a new Operating System and is still working on it. It should be working soon.

All residents need to make sure the clubhouse has updated contact information. We need phone numbers and email addresses for everyone. We also need emergency contacts.

Per S. O'Brien – As far as people not moving their cars when it snows, this year was by far the worst year yet. Residents need to start getting fined.

13. Announcements

- N/A

15. Next Meeting

- 02/28/24 at 6:00 p.m.

Meeting was adjourned at 6:53 p.m.

Minutes respectfully submitted by S. Quintana