

Annual Meeting

September 12, 2019 at 5:30pm

Meeting Location: Fire Station Denison and Kimball

All Attendees:

- Patrick Mesa
- Lee and Linda Decker
- Becky Plummer
- Helen Mathews
- Luis Mendonca
- Ryan Lewis
- Consultants: Rebecca Adams and Mark French

Vote Approved for 2020 Officers:

- Patrick Mesa – President
- Becky Plummer – VP
- Linda Decker – Secretary
- Ryan Lewis – Board Member
- Helen Mathews – Board Member

2020 Goals:

- Continue pond maintenance to keep it usable: Aquaballs, dredging if needed
- Walking trail around pond and/or benches around the pond (waiting on bids currently)
 - Walking Trail
 - Similar to Linear Trail material so a mower can still get over it without requiring weedeating
 - 3-4 feet wide
 - This year would be the southeast side from the road to the bridge
 - Cannot be connected to the sidewalk because that is private, not HOA, property
 - Benches
 - Looking at cement
 - Avoiding wood: avoid vandalism, having them thrown into pond, maintenance

Other Pond Notes:

- State of Kansas stocks the pond with fish once per year
- We are using bioballs to keep algae under control
 - This year, rain helped keep it cleared out
- Options pursued in the past:
 - Aerators: muskrats damaged them, so they were not usable
 - Fountains: expensive to run power and they are not proven to control algae
- Muskrats are going to need to be relocated
 - They are out during the day – shows overrun population
- The pond cannot be turned over to the city as is – they have refused it
 - Other option if the city takes it would be a cement culvert like further down Butterfield

Annual Meeting

September 12, 2019 at 5:30pm

Meeting Location: Fire Station Denison and Kimball

Northfield Action Committee:

- Offers annual to help with pond cleanup
 - Annual cleanup of pond is not going to be needed
- Discuss to see if they would empty trash cans or dog waste cans around the pond
 - Possible improvement

Homeowner Suggestions:

- Start investing money in money market account
- Send out newsletter or door hanger to let homeowners know about the basic rules of the neighborhood
 - No dumping lawn clippings in the pond
 - Must pick up dog waste on HOA property
- Set up a Facebook group for homeowners

Budget:

- Budget is currently tentative – waiting on improvement bids
- Planning on using saved funds for improvements
- Known expenses required this year: Sidewalk repair, muskrat removal, clearing/concreting of drainage ditch at entry on Northfield and bridge fence repair
 - Waiting on bids for concrete
 - Concreting ditch because of overgrowth that creates pond waste
 - Cannot use chemicals to clear or it will kill off the fish
 - Currently just boulders

Other Notes:

- Sending out new HOA owner letter when people move it to inform them of dues requirements and where to find information
- Options for violating HOA rules:
 - Banned from the pond area and other HOA property
 - Fines
- Will not need any special assessments