

**Northmoor Acres Homeowners Association
Board of Directors Meeting
April 13, 2011**

Meeting held at Director Calvert's home.

Board Members Present: Directors Calvert, Iverson, Rieke, Ruof, Stroud, Vance and Waser.

Board Members Absent: Hersch and Martin

Meeting chaired by Board President Ruof

Meeting came to order at 7:12 p.m.

Approval of agenda: The Agenda was approved as amended.

New Board Member: Rich Vance was welcomed to the Board.

Reports:

Secretary's Report for February: A draft of the minutes of the February meeting was presented and approved as amended.

Secretary's Report for March: A draft of the minutes of the March meeting was presented and approved as amended.

2011 Annual Meeting Minutes: A draft of the minutes from the 2011 Annual Meeting was presented to the members in attendance. Due to time constraints and key members missing, review of the minutes was tabled until the next meeting. Members were asked to review them prior to the next meeting and to bring their edits. Director Ruof will summarize the minutes for the newsletter. A draft of the newsletter will be available soon.

Treasurer's Report for February: The report was presented by Treasurer Calvert. The Treasurer's report was approved.

Bills:

Attorney Bruce Fickel	\$ 268.35
ISH Reservoir – 11 shares	990.00
Anne Calvert – copies (900 copies @ .08 per copy)	72.00
Total	<u>\$1,330.35</u>

It was moved, seconded and approved to pay the bills.

Two CD's will mature on May 2, 2011. One will be cashed and deposited. The other will be "rolled."

Dues report: Two people still owe 2010-2011 assessments. Harris owes \$60 for the second half of the trash assessment. Two invoices and a reminder note with their copy of the “realtor listing letter” have been sent. The dues can be collected at closing if the house sells. Trimble owes the entire 2010-2011 assessment of \$220. Director Ruof is considering how to resolve this.

Architectural Control Committee: Director Stroud presented an edited copy of the September 27, 2010 meeting. Director Stroud also presented a copy of the April 6, 2011 meeting.

Amended Fence Guidelines. Bruce Fickel approved the Amended Fence Guidelines, with one alteration. Director Stroud will submit an amended copy of the new fence guidelines to Jim Russo so it can be posted on the website.

Property Maintenance Report:

Ditch: Director Martin spoke to Bruce Fickel about an agreement with the McWhinneys. Attorney Fickel will work on getting an agreement to John Hunt. Tabled.

Mowing: Director Rieke reported that we may go over budget if we need to do 2 mowings. He will watch the conditions. Tabled.

Weeds: Director Rieke requested bids for spraying. He will share the information via e-mail so a decision can be made before the next meeting.

Water Meetings: Director Martin and Rieke attended the Farmers and ISH meetings on March 26. Director Rieke reported that there will be no ISH water this year. Financials were obtained at the meetings and given to the Treasurer to keep. There was nothing else specific to report.

Summary of Maintenance: Director Rieke will present a summary of the work done last year at the April meeting. Tabled.

New Members Report: Director Stroud met Cary and Amber McDonald. She answered their questions and provided them with a “blue book.”

Old Business:

Tract D-2/Frank Long. The Board has discussed having the back subdivision line surveyed. Director Martin spoke with a surveyor and got a quote of \$500. Directors Ruof and Iverson have agreed to try to locate the pins before we hire a surveyor. Tabled

Policy for Penalties: Tabled.

Letters: Director Waser provided drafts of letters to several homeowners. Members were asked to review them by Wednesday, April 20 so they can be sent. Homeowners will be given the opportunity to attend the May meeting to discuss the letter they received.

Telephone Notification System. Director Ruof has taken over the system. She will continue to work on perfecting the system. Director Ruof and Director Stroud will check with Bill Skeldum for his assistance. We also need to make sure that he provides a summary of the instructions for the Board. Renters need to be added to the list. Tabled.

Dog at Large. Director Ruof provided an update on the case. Members reviewed a proposal by the homeowner's attorney and provided input for a response by Attorney Bruce Fickel. Director Ruof will keep Members informed via e-mail.

Annual Meeting: The Annual Meeting was held on February 26, 2011. The minutes will be reviewed at the May meeting.

New Business:

Pictures were obtained for Director Vance and Director Iverson for the website.

NEXT MEETING: The next regular meeting will be at Director Waser's house on May 11, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Joanne Stroud, Board Member for Ginny Hersch, Secretary