

**Northmoor Acres Homeowners Association  
Board of Directors Meeting  
April 11, 2012**

Meeting held at Director Eldenburg's home.

Board Members Present: Directors Calvert, Coulson, Eldenburg, Hersch, Rieke, Ruof, and Stroud.

Board Members Absent: Director Martin and Waser

Meeting chaired by Board President Ruof

Meeting came to order at 7:15 p.m.

Approval of agenda:

It was moved, seconded and approved to approve the Agenda as amended.

**Reports:**

Secretary's Report for March:

The minutes of the March meeting were approved as amended.

Annual Meeting Minutes: To be reviewed at the next meeting.

Treasurer's Report for April: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report.

The Board discussed the cds. One \$4,000 cd is maturing this May 2 and it will be allowed to roll over. See the report for details.

Bills:

Ginny Hersch – Filing of Colorado Division of Real Estate registration	\$44.73
Jim Russo – renew domain name from 4/29/12 to 4/29/14	\$27.10
Bruce Fickel – payment on account	\$500.00
Bunyan Lateral Ditch - (12 shares @\$38 per share)	<u>\$456.00</u>
Total	\$1,027.83

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

Dues report:

Byrum - Joanne left message a few weeks ago - no response - owes \$220

Gibbs - Family issues - owes \$220

Prunsky - paid \$100 - owes \$120

Trimble - invoice requested communication about his progress - no response yet - \$440 (2yrs)

President Ruof will call Kelly Gibbs, Director Stroud will contact Prunsky and Byrum.

The Board discussed collection efforts. The Board discussed putting in place a procedure for hardship applications. Director Coulson, Ruof, Calvert and Eldenburg will prepare a proposal for a formal process.

Architectural Control Committee: ACC Secretary Stroud presented the April ACC report. See the report for details.

Neighborhood Committee: Director Coulson reported that the committee met 4/10/12 and continues to work on the garage sale and other projects.

Property Maintenance Report: President Ruof made an inventory of prairie dog activity. President Ruof, Director Martin and Director Rieke who make up “the property committee” have located a contractor to remove the prairie dogs. The contractor is Rocky Mountain Wildlife Services, Inc. who has worked with the Town of Frederick and is highly recommended. We have been provided with his license and insurance and a proposal for handling the prairie dogs. We have been quoted \$150 set up charge plus \$3 per hole. If it was necessary to treat a second time, that is free. Any additional work is to be done at \$3 per hole. Director Ruof will follow up on a written proposal. It was moved, seconded and approved to have this contractor do this work.

Concrete Ditch and Dirt Ditch: Director Rieke attended the Bunyan Lateral Ditch company annual meeting and the Ish annual meeting. He reported that the Bunyan company is having to re-file all of its incorporation documents. They also discussed how to handle the members that have dried up their properties and are no longer paying assessments. The Ish Ditch company got a windfall with an oil and gas lease on some property that the company owns. The money will be used to repair a concrete ditch. This means that the members won't have to pay for the work covered by the amount.

Director Rieke will check in with Mitch Cheek regarding greenbelt watering.

New members report: Director Stroud reported that the one property in Northmoor which is for sale on Brittlebush Drive may be under contract.

### **Old Business:**

Board Positions: President Ruof discussed dividing up the work and the remaining opportunities. Director Eldenburg will take over as Director of Technology to replace Director of Committees. President Ruof and Director Eldenburg will re-write the Board Positions and present them at the next meeting.

Tract D-2. Postponed.

Domain Name: The Northmoor domain name was transferred to Geoff Barton, who filed the initial application some time ago, to our current webmaster Jim Russo.

Enforcement Letters:

Krey. A letter was sent to the Kreys regarding barking dogs. The condition of the property is also an issue. The Board discussed the need to follow up.

Trimble: (general cleanup) - we will continue to watch the property; A letter was sent to Mr. Trimble regarding his dogs.

Gesick: (general cleanup) - we will continue to watch the property.

Benis: (fencing and deck) – The date to complete the project is now September 30.

Prunsky: (general condition of property) Mr. Prunsky is working on property and it has improved.

Hastings: – this problem is on-going. The Board discussed the need to follow up.

Gardner: (general condition of property) – continue to watch,

Lage (unsightly condition); the Board needs to follow up; President Ruof and Director Stroud will contact Mr. Lage.

Crespin Dogs. The Board has received complaints about the large dogs that live at the property. President Ruof will follow up.

Dings. Complaints have been received about the unsightly condition of the property. Board members will review the property and report back.

Dangerous Dog. Waiting on a court ruling.

Records. Director Ruof requested copies of all correspondence from the last year. This will be an ongoing project.

### **New Business:**

Community Association Group. President Ruof proposed that we join this group for \$115 per person to join. The Board discussed the benefit to joining. It was moved, seconded and approved to have one member join. We will get more information regarding what is included.

Formation of Property Maintenance Committee: The Board discussed formation of a Property Maintenance Committee. Director Rieke will head the committee, Director Martin and Ruof will be on the committee, Dave Klink is interested in joining as well as Jerry Carson. The committee will coordinate volunteers. The Board discussed the projects that the committee should handle. It was moved, seconded and approved to form this committee. Director Rieke will be the Board liaison to this committee.

Newsletter: Director Coulson will prepare a draft for the Board to review. It will include Prairie dog information, burn permit information, information about Property Maintenance Committee; information regarding the trash pickup service and reminders about what kind of trash is acceptable. It was discussed whether or not we should accept notices about businesses. The Board will discuss next meeting. The newsletter will contain tips and reminders.

Trash Service: President Ruof and Director Calvert will meet with Royal to discuss our trash services so that the information can be included in the newsletter.

Pending:

Annual Meeting Minutes, Tract D-2, Ditch Survey; oil and gas, policy for penalties; reverse 911 system, review of board insurance policies, Podtburg Dairy machine

NEXT MEETING: The next regular meeting will be at Director Hersch's house on May 9, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary