

Northmoor Acres Homeowners Association
Board of Directors Meeting
April 10, 2013

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Coulson, Martin and Schnitzler.

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Member's Forum:

Homeowner A and Homeowner B attended the member's forum. Homeowner B wished to speak and was recognized. Homeowner B had questions about the following topics: T-posts in/near the greenbelt (they were removed by members of the property committee on April 6), term limits for Board members, the lawsuit and related documents posted on the HOA website, Northmoor Acres pre-CCIOA status.

Reports:

Secretary's Report. The Secretary's Reports for January and the February Special meeting were reviewed. It was moved, seconded and approved to accept the revised minutes.

Because of the lack of time, the February Regular Meeting minutes will be taken home and reviewed and we will look at them at the next meeting.

Treasurer's Report for April: The report was presented for review. See the report for details. It was moved, seconded and carried to accept the Treasurer's report.

Treasurer Transition Report. President Ruof, Director Skeldum and past Treasurer Calvert met last week and transferred the books and one safe deposit key and one PO Box key to Treasurer Skeldum. Director Hersch has the other safe deposit key. Director Martin and Director Ruof also have a PO Box key. The safe deposit box should be audited whenever there is a transition. Treasurer Skeldum and another officer will conduct an audit. Director Stroud will look to see if she has a "clean" copy of the items in the safe deposit box.

Bills:

Bunyan Lateral - Ditch	\$324.00
Ish Reservoir - Ditch	\$990.00
Royal Disposal - Trash assessment	\$3,540.00
Bruce Fickel – payment on account	<u>\$170.00</u>
Total	\$5,024.00

The Board directed the Treasurer to transfer \$4,000 from savings to checking to pay upcoming bills.

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

Dues Report: We received a check from Homeowner C for \$25.00 and a check from Homeowner D for \$60. Still outstanding for second half of trash assessments are Homeowner E, Homeowner F, Homeowner G (\$50). Homeowner C now owes \$585.00 for the past 3 years. Treasurer Skeldum will send out reminder invoices.

President Ruof asked for approval from the Board to send a check to attorney Fickel for a court filing fee if necessary. The Board approved the expense up to \$200. President Ruof will provide an accounting next month if the expense is necessary.

Architectural Control Committee: A meeting was held on April 3. The report was submitted by ACC secretary Stroud. Three requests for approvals were provided: Homeowner H for horse fencing; Homeowner I for a deck; and Homeowner J for a vegetable garden fence.

In 2012, the Board approved a shed for the Homeowner K and it has been installed. ACC Secretary Stroud will draft a letter for the Board's signature closing the file on the project.

Approval of ACC Committee Members. The Board is required to appoint the ACC committee members every year. The Board appoints Deb Coulson, Barbra Ding, Ginny Hersch, Dave Klink, Chuck Krueger, Dave Schnitzler and Joanne Stroud. It was moved, seconded and approved to accept the existing members for another term. Art Szallar was approved to be a new member of the ACC.

Property Maintenance Report:

Greenbelt tree watering: The greenbelt trees were watered in January. We will continue to monitor the moisture and water if needed. There are dead trees to be taken out. The committee will address the dead trees. Director Eldenburg offered the use of her tractor to remove the old fir tree. This will be done on a weekend soon. Some of the trees need to be sprayed in late April for pine beetle.

Dirt Ditch. Tabled.

T-Posts. The property committee spent the day on April 6 working on pulling t-posts and capping ones that are used as property markers. The old t-post fence behind the Homeowner L and Homeowner M properties was completely removed. The committee will continue to watch for any t-posts that were missed.

Concrete Ditches: Tabled.

New members report: Director Stroud reported that she is not aware of any new members since the last meeting.

Neighborhood Committee: Tabled.

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Technology Committee. Director Eldenburg reported that she has set up a new data base and wants everything in Google Docs so it can be set up in the cloud. She and Treasurer Skeldum will meet to discuss this further.

The Board has decided not to obtain a web phone dedicated to the HOA.

Password protecting the website. We have consulted with our webmaster and after discussion, the Board decided that we do not have the time and money to set up this system.

Association/Bookkeeper's computer. Director Eldenburg will talk to the bookkeeper to see how the computer is operating to see if an upgrade is necessary.

Old Business:

Enforcement Actions Regarding Property Cleanup: President Ruof and Director Eldenburg are working on form letter drafts for review by the Board. Tabled.

Policy Committee – Review Current/New Policies. The committee is meeting Wednesday the 17th. Director Eldenburg, Ruof and Coulson will hold the first meeting. The Policy Committee will work with webmaster Russo to update the website.

Budget Committee. There were 7 people that signed up to be on this committee. A meeting was held at Director Coulson's house. Director Eldenburg, Jacquie Mouldenhauer, Jim Russo, Leif Bothum and Dave Schnitzler attended. Director Coulson has the notes. The next meeting is scheduled for Sat. May 4 at 4pm. Everyone attending the meeting stated what they hoped to accomplish.

Committee Budgets. Director Eldenburg drafted a policy regarding Committee budgets and expenditures which was sent to the members to review. The Board will review the draft and the new policy will be discussed. Tabled.

Animal Policy. Tabled.

CCIOA. There is a training May 18th. President Ruof will be attending. The topics will be insurance and budgets, among other topics. Director Schnitzler, Director Skeldum and Director Eldenburg expressed an interest in attending.

Records inspection request. Homeowner N submitted a request for records. The Board responded. We have not heard back.

Pending Items: Review of all policies, Tract D-2, oil and gas, training on reverse 911 system, Blue Book update, electronic copies of all correspondence, water engineer.

New Business:

Term limits. The Board discussed a response to the term limits issue.

Transfer Fees. The Board discussed imposing reasonable transfer fees to be charged to offset Board expenses when homes sell. There are expenses associated with processing the transfer

and there is time involved in the transfer as well. It was moved, seconded and carried that effective May 1, the Board will charge a \$30 transfer fee to cover the expenses involved with property transfers.

Homeowner O – 3 horses. We received an email from Homeowner O saying that she had her third horse temporarily on her property for one week but has now removed the 3rd horse from her property. She also stated that she would be willing to serve on a committee that is dealing with the animal issues in the subdivision.

Newsletter Items. A newsletter will be sent out soon. Director Ruof and Director Stroud will work with Director Coulson to accomplish this. They will include upcoming neighborhood events.

NEXT MEETING: The May meeting will be held May 8, 2013.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary