

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

Meeting held at Director Hersch's home.

Board Members Present: Directors Calvert, Hersch, Martin, Rieke, Ruof, Stroud, Vance and Waser

Board Members Absent: Director Ivarson

Meeting chaired by Board President Ruof

Meeting came to order at 7:10 p.m.

Approval of agenda: The Agenda was approved as amended.

Reports:

Secretary's Report for July: The minutes of the July meeting were approved as amended.

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

Checks: Union Colony Bank was acquired by First National Bank some time ago. Northmoor was using the checks we still had that were issued by Union Colony Bank. We were only allowed to use the old checks until August 1. The Treasurer reported that she has stopped using the old Union Colony checks and started using the new First National Bank checks. There is a gap in the numbering of the checks because of this.

Bills:

Susy Ruof copies from police department	\$17.50
Anne Calvert - postage for certified letter \$3.29;	
garage sale advertising- \$92.30	\$95.59
Shawn Rieke – mosquito donuts \$21.28; \$21.28	\$42.56
Mike Martin – Homeowner acknowledgements	<u>\$11.63</u>
Total	\$167.28

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

The agenda was suspended for Director Ruof to give the Board an update regarding the pending legal action related to the dangerous dog.

Dangerous Dog: Director Ruof gave a report regarding the pretrial conference on July 26. Attorney Fickel, subject to availability, had planned to call in to be part of the discussion with

the Board but did not. The Judge ordered that the parties enter into mediation. The Rivera's attorney was not in favor of mediation. Tecca Rivera called the ACC secretary to report that their fence project was complete and requested an inspection. Attorney Fickel advised that Director Ruof and ACC secretary Stroud visit the property and inspect the fence as requested. The inspection is scheduled. Previously, the Riveras did not accept a settlement agreement with Northmoor which would have allowed for approval of a standard fence that was not constructed to contain the dangerous dog so long as the project complied with the ACC fence guidelines. The Board had required additional safety measures for the containment of the dangerous dog but these were suspended for settlement purposes. Now these additional requirements will be part of the approved fence plan again.

Dues report: Treasurer Calvert reported that we have received about 78% of the dues. 26 members have not paid anything. The dues were overdue by July 31. The Board discussed a sending a past due invoice and then proceeding to collect the delinquent dues next month. Director Vance and Ruof will handle the invoices. The Board discussed filing a lien on the Trimble property for the past due dues and discussed monitoring the situation to see if an additional lien will be necessary.

Architectural Control Committee: ACC Secretary Stroud gave a report.

Property Maintenance Report:

Ditch: Director Rieke reported that he has not yet found anyone to pull the ditch yet. Director Martin got 3 proposals for surveying the concrete ditch. He will discuss the proposals with Attorney Fickel. If Attorney Fickel advises that the survey is the best way to handle the transfer of the ditch, it was moved, seconded and approved to authorize Director Martin to retain a surveyor to prepare a legal description and approach the McWhinney Company with a proposal for the transfer of the ditch to Northmoor. The bids were: Intermill Land Surveying – not to exceed \$820; CDS Engineering - \$800; Michael J. DeDecker - \$800.

Pond: Director Rieke reported that we filled the pond with Ish water. The water was delivered through the concrete ditch. He also put mosquito donuts in the pond. Water was also running in the dirt ditch.

Mowing and Weeds: Director Rieke reported that Jeff Russell from the Lawn Doctor has sprayed the trees in the greenbelt but has not yet given us a quote for spraying the weeds.

New members report: Nothing to report.

Old Business:

Tract D-2/Frank Long. Directors Iverson, Martin, Ruof and Stroud will continue to work to locate the pins using a metal detector rather than hiring a surveyor.

Policy for Penalties: The Board discussed how to move forward. Director Stroud distributed a draft of the revised policy via email, prior to the meeting for discussion. The Board will

continue to discuss this matter. Everyone should spend time reviewing the draft policy and the discussion will be resumed next month.

Letters: No letters were sent this month. Director Waser requested that we send her a list of the letters to be sent. She will send letters at our direction. A letter will go to the Hastings, the Moldenhaues have not taken down their temporary structure. The Gesicks have not responded. Director Stroud and Waser will work on the letters.

Telephone Notification System. Director Ruof will get together with Bill Skeldum when he is feeling better.

Garage Sale: The garage sale was held on July 23 and 24. There were 15 to 20 families that participated.

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

Oil and Gas: Director Martin is still working on gathering information about leasing oil and gas that might be under Northmoor. He is trying to schedule with the landman to give a presentation to the Board. It was decided that a meeting will not be scheduled yet for September. Rather, at the September meeting, it will be determined if a presentation will be scheduled for a later meeting.

News letter. A newsletter was sent out in June.

Insurance Policies: Attorney Fickel suggested that the Board members should read the policies and be familiar with them. Director Ruof and Director Vance will work on this.

Dangerous Dog Action. The Board discussed the possibility that the Board could be called to attend a mediation and testify on behalf of Northmoor before the next meeting. After discussion, it was moved, seconded and approved to authorize any Northmoor Board member who attends the mediation to enter into a reasonable settlement of the matter on behalf of Northmoor.

New Business:

NEXT MEETING: The next regular meeting will be at Director Waser's house on September 14, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary