

**Northmoor Acres Homeowners Association  
Board of Directors Meeting  
August 9, 2012**

Meeting held at Director Coulson's home.

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

Board Members Absent: Director 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.

**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. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Current Year Dues Report: There are 14 members that still need to pay their annual assessments. Byrum, Cheek, Craig, Gibbs, Jurardo, Kline, Lage, Marquardt, Moldenhaur, Moore, O'Brien, Prunsky, Trimble and Waser

Bills:

Safe deposit Box Payment (auto withdrawal in July)	\$ 15.00
Bruce Fickel – on account	\$820.00
Deb Coulson (stamps for newsletters - \$36.00; Picnic meat - \$60.63)	<u>\$ 96.63</u>
Total	\$931.63

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

Previous Year Homeowner Assessments Report:

Byrum – paid \$220. Attorney Fickel following-up to obtain the outstanding attorney fee of \$25 for the first letter sent which resulted in the HOA receiving 2011-12 annual assessments from Byrum.

Gibbs – unpaid – currently owes \$220 plus attorney fees. This is being handled by Attorney Fickel. The Board discussed a lien if no payment has been received. President Ruof will call Attorney Fickel for an update.

Trimble - Unpaid. A lien will be filed for the 2011-2012 assessments and special assessment.

Architectural Control Committee: ACC Secretary Stroud gave the report for the August meeting. See the report for details.

Neighborhood Committee: Director Coulson reported that the Committee will meet August 28, 2012.

Property Maintenance Report:

Director Rieke reported that there has been no response to our request for help on the Property Maintenance Committee from people that had previously expressed an interest in being members. President Ruof suggested setting a meeting and calling the people that expressed an interest in helping to see if they would be willing to come to a meeting.

Greenbelt trees. Jeff from Lawn Doctor came to spray the greenbelt trees for pine bark beetle. He reported that there are two dead trees in the greenbelt.

T – posts in greenbelt. There are some t-posts in the greenbelt that are being used to hold up trees and mark property boundaries. President Ruof will be working with Mike McGinty to either pull or cap as many t-posts as possible that are holding up trees. The Property Maintenance group will address the t-posts that are being used as property markers. Director Eldenburg reported that she and her husband walked the greenbelt and looked for t-posts too.

Dirt Ditch. The Property Maintenance Committee will be handling the maintenance of the dirt ditch.

Concrete Ditches: This is tabled.

New members report: There are still properties for sale on Cactus, Brittlebush and Staghorn. There are closings scheduled for the properties on Cactus and Brittlebush.

**Old Business:**

Enforcement Actions Regarding Property Cleanup: The Board discussed action on properties which need attention. At the last meeting, it was moved, seconded and approved to have the enforcement letters drafted for review and approval by the Board. The letters will be available for the next meeting.

Dangerous Dog. The District Court hearing will be held Monday the 13th of August regarding the court's ruling on attorney fees to be awarded to Northmoor.

**New Business:**

CCIOA The Board discussed that we are a pre-CCIOA association and are not subject to certain portions of the law.

Facebook. The Board discussed the establishment of a Facebook account. We will explore this.

Oil and gas. The Board was contacted by an oil and gas landman wanting to make a drilling proposal to us. The Board will send a response that we will take the matter under advisement.

Community Associations Institute / HOA Procedures. President Ruof is sending information out to the Board members and will continue to work on review of the CAI information.

Technology. Director Eldenburg suggested that we keep records in a database on Google Docs or some type of information system. She is exploring this further. The Board discussed implementing Pay Pal for assessment payments which was requested by a member. Director Eldenburg will explore this.

New Board Member. Susy Ruof has tried to reach Director Waser to determine whether she plans to remain on the Board. We will reach out to her this coming month.

McGinty/Hittson 3 horses: The Board has received reports and has been aware that there have been 3 horses kept on the property for a number of days in a row. It was moved, seconded and approved to send a letter after review by our attorney.

Ratliff/Barnard: It was reported that there have been 3 horses seen at the property. It was moved, seconded and approved to send a letter after review by our attorney.

Water: The Board had a brief discussion about Northmoor's water shares. The Board discussed that the water shares are a valuable asset which could be of great benefit to Northmoor in the future. It is anticipated that the value of the water shares will increase over time.

Pending Items: Tract D-2, oil and gas, Training on reverse 911 system, Blue Book, electronic copy of all correspondence.

CAI Items: Policy for penalties, Board Insurance Policies, record keeping and access.

NEXT MEETING: The September meeting will be held September 12th at Director Rieke's house.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary