

Northmoor Acres Homeowners Association
Board of Directors Meeting
August 14, 2013

Meeting held at Director Schnitzler's home.

Board Members Present: Directors Coulson, Eldenburg, Hersch, Martin, Rieke, Ruof

Board Members Absent: Skeldum and Stroud.

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: Recognition of special guest Homeowner A.

Homeowner A addressed the Board about the following issues: the budget/attorney fees, having more than two horses on their property, their plans for a barn and shed.

Reports:

Secretary's Report. The Secretary's Reports for July was tabled. The Secretary will send a draft of the two July meetings out by email for review.

Treasurer's Report for August: The report was presented by President Ruof in the Treasurer's absence. The Board reviewed and discussed the report. It was moved, seconded and a vote was taken to approve the Treasurer's report.

The sale of Homeowner B's property closed this month. We received a payment of \$220 for the annual dues and assessments.

Bills:

Bruce Fickel – payment on account	<u>\$140.00</u>
Total	\$140.00

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

Current Year Dues Report: We need follow-up on outstanding dues. Treasurer Skeldum will be directed to send out reminder invoices before the end of August.

Director Skeldum and President Ruof will meet with the CPA to work on tax preparation.

Budget Committee Report: Director Coulson briefly discussed the Budget Committee findings and recommendations.

Neighborhood Committee: There is a community picnic planned on August 17th. The Board discussed sending 911 notifications and an email to the members reminding them. The committee has been getting response regarding the Farmer's Market on August 24th. Directors Coulson and Schnitzler will have booths. A car show and square dance demonstration are planned for Saturday September 7th.

Architectural Control Committee: A meeting was held on July 14, 2013. The report was submitted by ACC secretary Stroud. Edited minutes of the June 5, 2013 were also submitted. The Board reviewed the minutes. The June approvals were a deck and a shed replacement. The July approvals were fencing and a storage shed.

Property Maintenance Report:

Greg Podtburg handled the prairie dogs that were coming from the dairy property. President Ruof will send a card of appreciation.

Dead Trees. There are 2 dead evergreen trees in the greenbelt. The property maintenance committee and Director Eldenburg or her husband will bring a tractor and help take out the dead trees in the greenbelt.

Greenbelt tree watering: The Board discussed watering the trees and doing some kind of deep root watering.

Dirt Ditch. Homeowner C have covered a portion of the HOA dirt ditch. Director Rieke talked to the County. The County agreed to come out and clear the culvert. The Board discussed sending the Homeowners C a letter regarding the HOA dirt ditch. It needs to be cleared out. In order to run our water, we will need to have the ditch opened. Director Rieke suggested waiting to talk to the Homeowners C until after the County clears the right of way. At the next meeting the Board will revisit this issue.

The greenbelt was mowed and baled but the hay was not picked up. Director Martin will call him to see when he plans to pick up the hay and if we can help.

Rental of Supply Water. Director Martin talked to one of his contacts to see if he was interested, as did Director Stroud, who spoke to one of her contacts. We still have another offer on the table for \$375. Director Martin will follow up. He will also check with Vendor A, the ditch rider to see if he knows anyone. A motion was made and it was seconded and approved to accept the \$375 offer if we can't get any better offers.

Concrete Ditches: Tabled.

New members report: Tabled.

Technology Committee. Tabled.

Old Business:

President Ruof and Director Skeldum plan to meet on a weekend and do an audit of the safe deposit box.

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

Homeowner D Lawsuit. Attorney Fickel continues work on the collection action.

Policy Committee – Review Current/New Policies. The committee meets approximately once a week and is working on updating the policies. The Policy Committee will also work with webmaster Russo to update the website.

Committee Budgets. Director Eldenburg drafted a policy regarding Committee budgets and expenditures and a policy regarding dispute resolution, each of which was sent to the members to review. The Board will review the draft and the new policy will be discussed at the next meeting. Tabled.

Animal Policy. Tabled.

CCIOA. Tabled.

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:

Records Policy The Records Policy revisions will be voted on again in September. President Ruof will need to send a final version to the webmaster for filing on the website.

Dispute Resolution Policy. It was sent out for review by the members. We have received comments from the members. It was moved, seconded and approved to accept the final version of this policy, have President Ruof sign it and post it on the website.

Committee Spending Policy. It was sent out for review by the members. We have received comments from the members. It was moved, seconded and approved to accept the final version of this policy, have President Ruof sign it and post it on the website.

Enforcement Policy. The Board will review the draft of the policy and discuss at a future meeting. An email will be sent out in the next few days to schedule a special meeting.

Covenant 6 Policy. There was discussion regarding the policy concerning enforcement of “commercial enterprises” and the need to clarify the policy and update it.

NEXT REGULAR MEETING: The next meeting will be held September 11 at Director Hersch’s home.

NORTHMOOR ACRES BOARD OF DIRECTORS
Ginny Hersch, Secretary