

Northmoor Acres Homeowners Association
Board of Directors Meeting
August 13, 2014

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Coulson.

Meeting chaired by Board President Ruof

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

Approval of agenda: It was moved, seconded and motion carried to approve the agenda as amended.

Reports:

Technology Report. Director Eldenburg reported that she will be able to purchase a new laptop computer and the Quick Books program under her \$700 budget. She got the bookkeeper's approval of the software and the new computer. After discussion, the Board moved, seconded and voted to approve the purchase.

Secretary's Report. The revised secretary's reports for June and a draft of the July report will be circulated via email.

Treasurer's Report for July:

- The Treasurer reported that all of the assessments due for the 2013-2014 period have been collected.
- \$180 for ACC Committee secretary was reissued from FY 2013-2014 due to lost checks. Expense has been removed from FY 2013-2014 and added to this year (noted under bills).
- The Treasurer's report for July was presented. There was discussion. Treasurer Skeldum is having the bookkeeper make a \$65.00 correction. It was moved, seconded and agreed to approve the report as corrected. The Treasurer will move some money into savings. It was moved, seconded and approved to direct the Treasurer to post the Web Report once the \$65.00 correction is made.

Bills:

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| • Lawn Doctor | \$ 330.00 |
| • Reissue of ACC checks from FY 2013-2014 | \$ 180.00 |
| • Cindy Eldenburg (Postage for mailing Board letters) | \$ 10.87 |
| • Deb Coulson (postage \$9.80)(office \$25.81) | \$ 35.61 |

• Bill Skeldum (postage dues letter)	\$ 9.80
• Attorney Bruce Fickel – payment on account	<u>\$ 500.00</u>
• Total	\$1,066.28

Moved to pay the bills, seconded and approved.

Homeowner A (Reissue of Check No. 2675 written on 5/8/2014 for Refund on over payment of \$47.00) – approved if homeowner can't find original check.

President Ruof and Treasurer Skeldum will make an appointment to have our taxes prepared.

Assessment Report: 94 lots have paid HOA assessments and temporary assessments in full. Twenty four lots have not paid anything. Director Eldenburg will draft reminder letters and they will be mailed with a copy of the new collection policy and an invoice.

Compilation Summary. Tabled.

Neighborhood Committee: Director Schnitzler reported that the car show was a great success. The picnic will be held 30th of August. The farmer's market will be held on the 23rd of August and on the 13th of September.

Architectural Control Committee: The report was given by ACC Secretary Stroud for July. In July there were 2 submittals.

Homeowner B building. There was a discussion about the matter. Homeowner C is still unhappy with the building and its location. President Ruof and Architectural Control Committee Secretary Stroud spoke to the Association attorney. The Board is drafting a letter.

Property Maintenance Report: Director Rieke reported that the greenbelt trees were sprayed again by Lawn Doctor.

Mowing. The greenbelt was mowed by Contractor A.

Watering: The trees have been watered.

Pond: Director Rieke bought mosquito donuts and put them in the pond.

Prairie dogs: There have not been any additional reports of prairie dogs.

Dirt Ditch. Tabled.

New Members Report. Homeowners D are the new owners in the Wilding Property.

Homeowner E Property/Elevated gas tank. There is an above ground gas storage tank at Homeowner E's property. Director Stroud will contact the fire department regarding the gas storage tank. President Ruof is working with the tenant in the property to address cleanup issues.

Old Business:

Safe Deposit Box. President Ruof and Director Hersch did an audit of the safe deposit box. Secretary Hersch will update the inventory list.

Homeowner A. There are now 2 horses being kept on the property.

Homeowner F. Homeowner F are keeping 3 horses, 2 large horses and a small horse. A letter was sent in July.

Homeowner G. There have been 3 or 4 horses kept on the property for several months. A letter was sent. A response letter was received asking for a meeting with the Board. They are now keeping 2 adult horses and a foal. After discussion, the Board approved sending a response. Director Eldenburg will draft a letter.

Trash. There was discussion regarding the Royal Trash rules. We need to have further discussion regarding the service and dumpsters. President Ruof will have a discussion with Royal.

Homeowner G Letter Regarding Trash: The Board discussed the letter from Homeowner G and directed Director Eldenburg to prepare a response.

Lawsuit Review. The Board will schedule a meeting to discuss our options.

Oil and Gas Lease. Tabled.

New Business:

Homeowner C. There are 3 horses being kept on the Homeowner C property. President Ruof will discuss this with counsel and a letter will be drafted.

Illness. The Board has learned that Homeowner H has been ill. Director Eldenburg will send a card on behalf of the community.

Enforcement Policy. Director Eldenburg and Director Coulson have drafted an enforcement policy. President Ruof is working on a revised draft.

Animal Equivalency. Director Stroud is working on an animal equivalency policy. She circulated a draft for discussion. She will redraft a policy and bring it to the next meeting.

Horse Policy. President Ruof is working on a draft horse policy. She will send out a draft to the Board.

NEXT REGULAR MEETING: The next meeting will be held September 10, 2014 at Director Martin's home.

NORTHMOOR ACRES BOARD OF DIRECTORS
Ginny Hersch, Secretary