

Northmoor Acres Homeowners Association
Board of Directors Meeting
August 19, 2015

Meeting held at Director Rutt's home.

Board Members Present: Directors Coulson, Eldenburg, Gardner, Hersch, Martin, Ruof, Rutt and Skeldum.

Board Members Absent: Rieke

Meeting chaired by Board President Ruof

Meeting came to order at 7:12 p.m.

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

New Business:

Homeowner Insurance Claim. The insurance claim filed by Homeowner 1 for injury to her horses was denied by the insurance company.

Homeowner 1 Email: Board discussed. Will send email suggesting that she contact a commercial lawn service.

Homeowner 2 Semi: A semi was parked on the property and the board received a homeowner note. The Board discussed sending a letter to Homeowner 2. The Board discussed also putting an article in newsletter.

Oil and Gas Committee Report: Director Coulson sent a follow-up letter to the Otis firm asking for clarity regarding the opinion concerning the disbursement vs conveyance issue. There was discussion. President Ruof had a discussion with our CPA, David Straka to clarify the issue from a tax standpoint. It appears that a distribution would be taxed on the Federal level and the state level and then taxable to the homeowner. If our legal advice supports this, David Straka has a program would enable him to handle payments. It would cost us approximately \$350, plus postage. Assistant would bill \$40 per hour. Discussion of making payments quarterly. At this time, it looks like the cost would be approximately \$1080 per year with 1099s, checks and mailing.

Motion: Moved and seconded and approved that the Board would ask Anadarko to split the bonus in 2 fiscal years.

There was additional discussion about the possible process.

Neighborhood Committee: Picnic. The picnic is currently scheduled for Sept. 19th. President Ruof, Gardner, Eldenburg and Rutt will handle the picnic. Hamburgers, hotdogs, lemonade. 4 to 6 p.m. Homeowner 3 may cook, will need to ask him. Director Coulson will call Homeowner 3. Discussed tables and supplies.

Newsletter: Director Coulson sent draft. President Ruof will prepare article about oil and gas. Director Coulson will send out another draft. Director Gardner is impressed with how nice the subdivision looks. Asking people to mow. Director Martin will call Dale Alps to see if could mow the greenbelt soon.

REPORTS

ACC Report: ACC Secretary Stroud presented the report pointing out certain items.

1) Homeowner 4 on Cactus. Wants to do an additional fence bisecting their yard to contain a horse. Their existing fence would serve as the livestock fence on 3 sides and the new fence would be the fourth side. The existing fence is not 4 feet tall and the posts are more than 8 feet apart. The ACC does not consider this a livestock fence. Board agrees.

2) Homeowner 5 wants to build a barn that is 45 feet back from the road, 22 feet tall, 30 ft. by 40 ft., and 6 feet from the south property line. There are no other structures that have been approved over 17 ft. in the past several years. The ACC sent a letter telling her that the ACC has issues with the plan, the height and location. Told her we would be happy to meet to discuss our concerns. Homeowner 5 sent a letter back saying that her building meets all height and location guidelines in the covenants and guidelines. Told us to respond in writing. There was discussion regarding the size and location. ACC Secretary Stroud had a discussion with attorney Fickel and will draft a letter.

3) ACC Computer. Director Eldenburg and ACC Secretary Stroud will talk. The money was previously approved for the computer. It was moved, seconded and approve to move forward and spend \$675 for an ACC computer.

Revised ACC Guidelines: ACC Secretary sent out another draft of the revised ACC guidelines incorporating the additional comments from the Board on the last several versions. There was discussion. It was moved, seconded and approved for this document to be sent out for homeowner review at the same time that the Board is reviewing. There is a cover letter to be sent which Director Eldenburg will send, it will be posted to the webpage and we will mail copies to the homeowners that we don't have email addresses for.

Treasurer's Report.

Treasurer's Report for August was given by the Treasurer.

Assessment Collections. We have received over 60% of the assessments.

Delinquencies: There are 4 owners that still owe something for 2014-2015. The Board discussed the collection procedure/process and will offer the owners

that owe full assessments a payment plan. President Ruof will make a call to Homeowner 6 who owes \$85. We will send letters to Homeowner 5, Homeowner 7 and Homeowner 8. We still need 14.% of payments.

Bills:

Bruce Fickel	\$ 275.00
Otis	\$1,518.00
Bill Skeldum (9.80 postage and envelopes 6.37)	\$ 16.17
Susy Ruof (postage)	\$ 6.74
TOTAL	\$1,816.41

Moved, seconded and approved to pay bills.

Directors Skeldum, Eldenburg and Coulson will continue discussion of format and maybe consult with our CPA.

Taxes must be filed September 15. If we are not ready, we will file an extension.

Secretary's reports.

Jan, Feb and March will go back out to the Board for final review and they will be posted. No meeting in April. May, received feedback from Director Coulson. June minutes are coming.

Property Maintenance report:

Homeowner 9 spoke to Mr. Cate, got a bid for \$500 to clean concrete ditch, will speak to Nygren for a bid for dirt ditch. Was going to ask Kermit Aden for bid on concrete repair. Homeowner 10 is continuing to work on moving his fence to aid in the cleanout.

Roger Olsen wants to rent our Ish shares for \$11 per share for total of \$1,540. Treasurer Skeldum will do invoice.

Homeowner 11 sent an email concerning the number of rabbits in the subdivision this year. Director Eldenburg sent a response to them. Also got a phone call from Homeowner 12 on same topic. Will send same letter.

New Members Report: House for sale on Brittlebush but no new owner yet.

Director Gardner and Joanne Stroud will work together on transfer of duties for Director of Members.

Discussion about database. Tabled until director of Technology is present.

Blue Book: Director Gardner and Coulson said that an update was necessary, need to refer homeowners to the website.

When a property is sold and there is a new owner, our practice is that we ask the title company for a copy of the transfer deed along with our transfer fee.

Old Business: Tabled

Next Meeting September 9, 2015 at Director Eldenburg's home.

Meeting adjourned at 9:37 p.m.

NORTHMOOR ACRES HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary