

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
August 18, 2016

Meeting held at Berthoud Community Center, 248 Welch Avenue

Board Members Present: Directors Coulson, Gardner, MacFarlane, McCollum, Rieke, Ruof, Rutt and Sprague.

Board Members Absent: Director Hersch.

HOA Members present: Homeowners: 20034 Cactus Drive and 5110 Yucca Court.

Meeting came to order at 7:08 p.m.

Meeting chaired by Board President Ruof

Special guests Ryan and Brianne from Neteo, a high speed internet service company, attended the meeting. Their company is interested in providing high speed internet in the Northmoor Acres area if there is enough interest. They explained the background of their company, which was formed to provide commercial internet service in 1998. About 18 months ago, they expanded to provide residential high speed internet service. They would need at least 20 households interested before it would be possible to provide internet service here. After the presentation from Neteo, there was discussion with the HOA members present who live at 20034 Cactus Drive and 5110 Yucca Court regarding their thoughts about this company.

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

**New Business:**

It was moved, seconded and motion carried by the Board to ratify the email approval of the letter to 5411 Sage Court.

The Board postponed setting hearing dates for 5411 Sage Court and 20957 Northmoor Drive regarding their covenant violations until the Board has received notice from the homeowners requesting hearings.

20727 Catclaw Court. There was discussion about their covenant violations: having three horses on the property and having an unapproved-structure. President Ruof will send out a draft letter by email for Board approval.

20336 Northmoor Drive. The Board reviewed a letter written by President Ruof regarding their covenant violation: having three horses on the property. It was moved, seconded and motion carried to approve the letter as revised.

**Reports:**

Treasurers Report:

June and July, 2016 BOARD financial reports had been sent out in the Board packet. It was moved, seconded and motion carried to approve the June, 2016 and July, 2016 reports.

The turnover of Treasurer materials between Treasurer Rieke and past Treasurer Skeldum has been done. There was discussion whether the Board will continue to use Google Docs for storing financial documents.

Bills:

Lawn Doctor – Property Maintenance	\$340.00
President Ruof - \$15 Professional Fees, \$16 Education	<u>\$31.00</u>
TOTAL	\$371.00

It was moved, seconded and motion carried to pay the bills.

The status of the report from David Straka is still open regarding the \$102 discrepancy from the 2014-15 fiscal year.

CD Rates. Director Gardner is still searching for the best rate and will report back to the Board. Director Gardner also researched investing the oil & gas bonus monies into municipal bonds for higher returns; however the Board was concerned with the risk. This topic was discussed, and due to its complexity, further discussion was postponed and will be scheduled for another Board meeting.

Secretary's Report:

July Board meeting minutes had been sent out in the Board packet. It was moved, seconded and motion carried to approve the July Minutes. The minutes will be redacted by Director Hersch and posted to the web.

Annual Meeting minutes draft from March, 2016 had been sent out in the Board packet. It was moved, seconded and motion carried to approve and post the draft minutes to the web. Director Coulson will get the draft annual meeting minutes posted to the web.

**Committee Reports:**

ACC. There was no ACC meeting in August before the Board meeting took place.

Neighborhood Committee. Director McCullum will find out his work schedule on the 19<sup>th</sup> so he will know whether he can coordinate the annual picnic. There was discussion about availability of Directors to help with the coordination of the picnic.

Governing Documents. Committee to be reconvened once the document review by Hindman Sanchez is completed. In a related matter, it was moved, seconded and motion carried to spend up to \$350 for Directors Coulson and Gardner to meet with HindmanSanchez regarding the answer to the oil & gas question. If resolved, Directors Coulson and Gardner can proceed to have HindmanSanchez begin the document review for which the \$1,595 expense has been

previously approved by the Board. However, President Ruof needs to sign the fee agreement for HindmanSanchez. President Ruof took the papers to read over and sign.

### Property Maintenance.

Greenbelt Mowing: Director Sprague had contacted Dale Alps who was supposed to mow and bale the grass for no charge in exchange for the hay. Director Sprague will contact him again. If Alps is not available, another person will be contacted to mow for which the Board has a \$1,500 estimate. Director Sprague will keep the Board informed. It was moved, seconded and motion carried to spend up to \$1,500 for greenbelt mowing.

Tree trimming: Regarding the picnic area tree trimming, Director Sprague called the tree guy, trying to set up a meeting. He got a verbal quote of \$1,200 a day for a 6-man crew. The Board decided to take no action at this meeting to evaluate the situation.

Ditch dirt cleanup: Moving the dirt from the ditch cleanup was discussed. Director McCollum agreed to haul away the dirt to his property. Director Sprague with his boys offered to help load the dirt.

Dirt Ditch: Director Gardner is continuing the research regarding the dirt irrigation ditch. This research is needed before a special Board meeting can be held.

### **Old Business:**

There was discussion regarding how the Board will approach properties in the subdivision that have visible junk relative to covenant violations.

20966 Northmoor Drive – the noted covenant violations have not been resolved. Director Gardner will contact the homeowner to determine whether he will accept help to get the covenant violations resolved.

20059 Northmoor Drive – the Board discussed progress on the property

20286 Northmoor Drive – house fascia and soffit have been painted.

A revised copy of the Annual Board requirement was distributed to the Board. The Board was asked to review and provide any changes, adds or deletes.

Adjourned at 9:25 p.m.

Next meeting September 15, 2016

NORTHMOOR HOMEOWNERS ASSOCIATION  
By: Director Coulson for Secretary Hersch