

Northmoor Acres Homeowners Association
Board of Directors Meeting
December 15, 2016

The meeting was held at Berthoud Community Center at 248 Welch Ave.

Board Members Present: Directors Coulson, Gardner, MacFarlane, Rieke, Ruof, Rutt and Sprague. ACC Secretary Joanne Stroud also attended at 7:30 to give her report.

Board Members Absent: Hersch, McCollum

Meeting came to order at 7:05 p.m.

Meeting chaired by Board President Ruof

Approval of agenda: The agenda was reviewed and it was moved, seconded and motion carried to approve the agenda as amended. Review and discussion of HindmanSanchez Questionnaire was moved until after other business was concluded.

New Business:

Activity Report.

- Transferred \$10,000 12/15/16 from Business Flexible Savings account to Checking to cover bills.
- Made online Federal Income Tax estimated payment for \$6,610.00. Settlement date will be 12/16/2016.
- Fine letter for \$100 (5th notice) DRAFT composed to 20957 Northmoor Drive regarding 8 horses on property – needs Board approval. It was moved, seconded and motion carried to send the letter.
- Fine letter for \$50 (4th notice) DRAFT composed to 20957 Northmoor Drive regarding unapproved fencing on property – needs Board approval. It was moved, seconded and motion carried to send the letter.
- Fine letter for \$25 (3rd notice) DRAFT composed to 5378 Ocotillo Court regarding canvas structure – needs Board approval. It was moved, seconded and motion carried to send the letter after 12/21/16 if no request for hearing is received or structure not taken down.
- Opened 4 \$50,000 CDs – two CDs for 6 month duration, two CDs for one year duration per Board approval at November Board meeting. These CDs increase the percentage of interest. Short Board discussion of financial controls needed if additional oil money comes in.
- Invoice sent to 20204 Cactus Drive for \$410 (2014-15 assessments plus three years of late fees).
- Wells Fargo sent letter to Edward Day regarding violation letters Board has sent to 20957 Northmoor Drive.

It was moved, seconded and motion carried to ratify approval of the transfer of \$10,000 from Business Flexible Savings to Checking to pay the bills, including the online payment of \$6,610 for Federal Estimated Income Taxes December 2016.

It was moved, seconded and motion carried to approve paying all future estimated tax payments for the current fiscal tax year.

Discussion of form of invoice for fines and late fees for 20957 Northmoor Drive.

It was moved seconded and motion carried to pay Mitch Cheek \$75.00 for use of his water tap for irrigation of the greenbelt for the year 2016.

Treasurer's Report

Bills:

Barry Zaiger, CPA – Financial and Adm Support – Nov	\$60.00
Joanne Stroud – ACC	\$90.00
Jim Russo – Webpage	\$90.00
Royal Disposal – Trash	\$3,540.00
Estimated Fed Tax payment December – ratified today	\$6,610.00
Mitch Cheek – Property Maintenance	<u>\$75.00</u>
TOTAL	\$10,465.00

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

It was moved, seconded and motion carried to approve the November Board Financial Report.

Decision made to have Board Christmas party 7:00 on Friday night, Jan 6, 2017. Director Sprague volunteered with backup from Director Gardner to host if Director Sprague can't do it.

Secretary's Report:

November Board meeting minutes were sent out by email for approval. It was moved, seconded and motion carried to approve the November minutes. There were no corrections proposed. October minutes are posted on the website.

Old Business:

President Ruof has not yet connected with HOA attorney regarding letter to be sent to 20204 Cactus Drive regarding outstanding 2014-2015 annual assessments.

Civil lawsuit filing for 20957 Northmoor Drive will be done when Director Hersch and President Ruof can meet together on the paperwork - 8 horses on the property.

Director Sprague discussed his follow-up with collection agencies. He will send copies of his information to the Board after the meeting. All agencies require becoming a client, and they take

between 20% to 50% of the income. The Board may have to give an agency authority to settle. A collection agency doesn't appear to do more than what the Board could do. Attorney collection appears to be able to do more. Both of the attorney firms that the Board has worked with will do "shared risk" collections/a contingency agreement. Shared risk fees can be expensive - 30% of payments, excluding attorney fees and costs (Orten).

President Ruof will send a reminder to 5411 Sage Court requesting his response to the hearing decision letter

Three horses at 20336 Northmoor Drive. Response to violation letter was received 12/13/2016 by email requesting a hearing. President Ruof responded to the email, copied to the Board, and set the hearing for January 19, 2017 at the beginning of the Board meeting as previously agreed.

ACC Report. ACC Secretary Stroud sent a report via email for Board review, copies were also passed out at the meeting. The Board acknowledges receiving the December ACC report and had no additional questions for ACC Secretary Stroud concerning the report.

Governing Document Revision Discussion:

The Board reviewed and discussed the HindmanSanchez Amendment Checklist/Questionnaire, with input from the Governing Documents Committee review. The committee has sent questions to the attorney for which there has been no response to date. The questionnaire covered such areas as: General, Voting, Limited Common Elements/Area, Common Area, Assessments, Use Restrictions, Architectural Review, Dispute Resolution Procedures, and other. In this Board meeting, the Board got to Use Restrictions #15 after a lot of discussion on many areas of the questionnaire.

Adjourned at 9:40 p.m.

Next meeting January 19, 2017

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof substituting for Ginny Hersch, Secretary