

**Northmoor Acres Homeowners Association
Board of Directors Meeting
December 14, 2011**

Meeting held at Director Martin's home.

Board Members Present: Directors Calvert, Coulson, Hersch, Martin, Rieke, Ruof and Stroud.

Board Members Absent: Director Waser and Director Vance (who resigned in December)

Meeting chaired by Board President Ruof

Meeting came to order at 7:15 p.m.

Approval of agenda:

The Agenda was approved as amended.

Reports:

Secretary's Report for November: The review of the minutes of the November meeting was tabled until the January meeting.

Treasurer's Report for November: The report was presented by Treasurer Calvert. It was moved, seconded and approved to approve the Treasurer's report.
One CD was allowed to roll over.

Bills:

Jim Russo (Web Master)	\$90.00
Jim Russo (reimburse for Web Hosting)	\$20.97
Jim Russo (Bookkeeping)	\$90.00
Joanne Stroud (ACC Secretary)	\$90.00
Joanne Stroud (Blue Books - \$57.00; book covers - \$9.68; Plant – Fickel office - \$35.18)	\$101.86
Susy Ruof (Copies and fees for trial/Weld County)	\$89.75.
Anne Calvert (copies of reports)	<u>\$50.40</u>
 Total	 \$532.98

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

Dues report: There are 7 homes that are delinquent for the annual dues. In January Bill Skeldum will assist Anne Calvert with preparation of dues and trash assessment for the second half of the year.

Architectural Control Committee: There was no ACC meeting held in December.

Property Maintenance Report: Tabled.

Ditches: Tabled.

Dirt Ditch: Tabled.

Concrete Ditch: Tabled.

New members report: Director Stroud reported that she will be updating the database and sending it out soon. There are currently 3 houses for sale.

Old Business:

Tract D-2/Frank Long. Tabled.

Policy for Penalties: Tabled.

Letters: Letters were sent regarding cleanup. Re Trimble (general cleanup - we will continue to watch the property), Moldenhauer (unapproved structure), Gesick (general cleanup) (follow up 12/31), Benis (fencing and deck) (thank you), Prunsky (general condition of property) we must follow up 12/31, Hastings (follow up to letter and meeting) we will follow up 12/31 and Gardner (general condition of property) we will follow up 12/31, Lage (unsightly condition) We will follow up 12/31.

Mouldenhauer: A response was received to the Boards letter and the structure has not been taken down. The Board discussed action and it was moved, seconded and approved to refer the matter to Attorney Fickel.

A response was received by the Benis' requesting an extension for completion of their fence project. A response will be drafted.

Telephone Notification System. Tabled.

Dangerous Dog. A one day trial was held on December 5. The court will be issuing a ruling in the near future.

Insurance Policies: Tabled.

Oil and Gas: Tabled.

Podtburg Dairy machinery: Director Martin will call the Podtburg dairy. Fortunately, the machine has not been noisy lately because it does not operate in the winter.

New Business:

Community Association Group. Tabled.

Annual Meeting: The meeting is set for Saturday February 25th at the Johnstown hall.

Snow Policy: The Board discussed our current snow policy. Director Ruof has spoken to Adrian Krey. Director Rieke spoke to several contractors, most who already have commitment. Some wanted a long term commitment, however, Grizzley Bear, a company that handles the Loveland Airport, is willing to clear for us on an as needed basis. For the next 4 weeks, Director Ruof, Rieke and Martin will make the decision regarding snow and communicate to the rest of the Board as soon as possible.

Unapproved Structures: The Jurardos put up fencing and a metal overhang for their dogs which was not submitted for approval by the ACC. A letter will be sent requesting a submittal to the ACC with proper paperwork for consideration at the January ACC meeting. Wayne Weber put a round temporary metal corral behind his horse structures. A letter will be sent to Mr. Weber requiring him to remove the temporary metal corral because this type of stand-alone portable fencing is not permitted unless it is within permanent fencing. He will be informed that he can submit a plan for permanent fencing at any ACC meeting. It was moved, seconded and approved to send letters.

Holiday Lights: Director Coulson will prepare a paragraph for the newsletter recognizing outstanding lights.

Hawkins Dog. A letter will be sent regarding their dog running loose.

Resignation of Rich Vance. Rich Vance has sold his house and moved out of Northmoor. He submitted his resignation to the Board of Directors.

Newsletter. A newsletter will to be sent out in January. The annual meeting date will be announced. We will ask for proposals from people with plow equipment who would be willing to help us with snow removal. Director Martin provided information regarding elder care assistance and will provide information to Director Ruof for the newsletter. The newsletter will also contain information recognizing outstanding holiday decorations. Director Coulson suggested that the newsletter be published on a schedule. The Board discussed a quarterly schedule. She will prepare a paragraph to include.

Annual Meeting Preparation: We will assign tasks at the January meeting.

Records. We need to have electronic version of all correspondence. The board discussed how to organize all of our paperwork. Director Ruof requested copies of all correspondence from the last year. This will be an ongoing project.

NEXT MEETING: The next regular meeting will be at Director Calvert's house on January 11, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS
Ginny Hersch, Secretary