

**Northmoor Acres Homeowners Association  
Board of Directors Meeting  
December 13, 2012**

Meeting held at Director Calvert's home.

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

Board Members Absent: Director Rieke and Waser

Meeting chaired by Board President Ruof

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

Approval of agenda:

It was moved, seconded and carried to approve the Agenda.

**Reports:**

Secretary's Report for November:

The minutes of the November meeting were tabled. Members will review them and will suggest edits by e-mail.

Secretary's Report for November Special Meeting:

The minutes of the November Special meeting were tabled. Members will review them and will suggest edits by e-mail.

Treasurer's Report for November: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Bills:

Jim Russo – Web hosting	\$14.97
Jim Russo – Web Master Quarterly	\$90.00
Jim Russo – Bookkeeping Quarterly	\$90.00
Joanne Stroud - ACC Secretary Quarterly	\$90.00
Joanne – Acknowledgement attorney Fickel	\$48.53
Bruce Fickel – on account	<u>\$150.00</u>
Total	<u>\$483.97</u>

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

Current Year Dues Report: There are 3 members that still owe something toward their annual assessments. Those members are Homeowner A, Homeowner B and Homeowner C. Director Stroud received a check from Homeowner D. She will keep trying to reach Homeowner A.

Previous Year Homeowner Assessments: Homeowner A – still owes the outstanding attorney fee of \$25 charged for the collection letter regarding the delinquent 2011-12 annual assessments. Homeowner B and Homeowner C are still outstanding.

Architectural Control Committee: ACC Secretary Stroud reported that no meeting was held.

Property Maintenance Report: President Ruof will work with volunteers to water the greenbelt trees. Director Stroud offered the use of her water tank.

Dirt Ditch. Tabled.

T-Posts. Tabled.

Concrete Ditches: Tabled.

New members report: There are new neighbors in Homeowner E's house. Director Stroud plans to meet them soon. She has made one attempt already. The Homeowner F house was scheduled to close early in December. Homeowner B's property is still scheduled for a foreclosure sale.

Neighborhood Committee: The committee met November 12. They talked about upcoming events. They will publish the 2013 events in the next newsletter. The judging of the lighting contest will take place December 15. The committee will take a hayride around the neighborhood to judge the lights and sing carols.

Technology Committee. Tabled.

### **Old Business:**

Enforcement Actions Regarding Property Cleanup: President Ruof and Director Eldenburg are working on form letter drafts for review by the Board. Tabled.

Dangerous Dog. The judgment has been recorded and will be placed in the safe deposit box. The court issued post judgment interrogatories which were not properly completed or completed in a timely fashion. A contempt hearing to show cause is scheduled by the Court for Feb 1, 2013 at 9:30. President Ruof will attend with Attorney Fickel.

Letter Committee/Enforcement. Tabled.

### **New Policies.**

Committee Budgets. Director Eldenburg drafted a policy regarding Committee budgets and expenditures which was sent to the members to review. The Board will review the draft and the new policy will be discussed at the next meeting. Tabled.

Animal Policy. Director Stroud prepared a draft of an "Animal Policy" that the Board reviewed and commented on. Directors Stroud, Coulson and President Ruof will make suggested edits and create a new draft. Tabled.

Board Position. Director Waser has informed the Board that she is resigning. It was moved, seconded and approved to accept Director Waser's resignation. Homeowner G has agreed to

join the Board and finish Director Waser's term. She was not able to attend this meeting so the Board will officially vote on the nomination of Homeowner G to the Board at the next meeting when she is able to attend.

CCIOA. The Board plans to review all policies and prepare updated policies for discussion and a comment period by the homeowners.

Review of Financials. Director Coulson reviewed the Northmoor expenditures for the last 4 years and put together a forecast of our financial status. The Board continues to review her report and discuss it.

Pending Items: Review of all policies and prepare updated policies for discussion and a comment period by the homeowners. Tract D-2, oil and gas, Training on reverse 911 system, Blue Book update, electronic copies of all correspondence.

**New Business:**

Newsletter Items. The newsletter items were discussed above. A newsletter will be prepared and sent out in January.

Annual Meeting. February 16th is the date for the annual meeting. The Board discussed preparations for the annual meeting. The Board discussed the budget to present to the members.

NEXT MEETING: The January meeting will be held January 9, 2013 at Director Coulson's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary