

Northmoor Acres Homeowners Association
Board of Directors Meeting
December 11, 2013

Meeting held at Director Stroud's home.

Board Members Present: Directors Eldenburg, Hersch, Rieke, Ruof, Skeldum, Stroud, Martin.

Board Members Absent: Coulson and Schnitzler.

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Reports:

Secretary's Report. The Secretary and President Ruof are working on updating the minutes and they will be posted in the next week or two. July and August have been finalized. We will approve by email vote those minutes to be posted.

Treasurer's Report for December: The bookkeeper is revising the reports and a December report will be presented by Treasurer Skeldum at a later time. Director Coulson, Director Eldenburg and President Ruof met with the bookkeeper for a working session to update our format for the Treasurer's reports. We are working toward getting the reports posted on the website.

Bills:

Jim Russo - bookkeeping	\$ 90.00
Jim Russo - webmaster	\$ 90.00
Joanne Stroud - ACC secretary	\$ 90.00
Deb Coulson - Neighborhood Committee - caroling refreshments	\$ 19.90
Bruce Fickel - payment on account	<u>\$110.00</u>
Total	\$399.90

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

The Board discussed the Groupcast invoice. Groupcast has billed for the annual renewal of our notification system. We think this program must be tied to a landline phone and Director Skeldum is giving up his landline soon (his landline number is the number currently associated with Groupcast). We think we have to set up a new account if we transfer the account to a different number. Director Skeldum and Eldenburg are working to resolve this issue. This must be resolved so that we can send messages to the membership. It was moved, seconded and

approved to authorize the Treasurer to pay the Groupcast annual bill of \$190 for a yearlong plan to be paid if the phone number issue is resolved before the next meeting. The payment will be reflected in the next meeting minutes.

Current Year Dues Report: 15 people have not paid any dues and assessments. Treasurer Skeldum has sent reminder invoices to all parties but Homeowner A, Homeowner B and Homeowner C. 22 members have not paid 2nd half. There was discussion regarding the past due assessments. Treasurer Skeldum will prepare reminder invoices immediately. Homeowner D has paid current years dues and trash, and now only owes \$348 for past due assessments.

Compilation Summary: The Board discussed the compilation summary statement prepared by our CPA. Director Eldenburg reviewed the note with the CPA compilation statement and accounting regulations. President Ruof, Director Eldenburg and Director Hersch will work on this and discussion is tabled until the next meeting.

Meeting with Bookkeeper: President Ruof, Director Coulson, Director Eldenburg and Treasurer Skeldum met with our bookkeeper to discuss procedures. The Association computer is many years old. They discussed updating the bookkeeping software and the possibility of working on a cloud-based system rather than purchasing a new computer. The Board will discuss this at the next meeting.

Neighborhood Committee: The Committee is having a caroling event on Sunday the 15th in the greenbelt. They plan hot chocolate and a bonfire in the picnic area.

Architectural Control Committee: The ACC Secretary circulated the report. There was an approval for a loafing shed and the addition of an electric wire to an existing fence. The Board reviewed a letter to be sent to the Homeowner E regarding unapproved structures on their property. It was moved, seconded and approved for President Ruof to make a minor change to the letter and then send the letter.

Homeowner F. A letter was previously sent regarding uncompleted fencing. President Ruof and Secretary Stroud will meet to draft an additional letter.

Property Maintenance Report: Tabled.

Greenbelt tree watering: Director Rieke will ask Homeowner G for an invoice for summer greenbelt water.

Dirt Ditch. Tabled.

Concrete Ditches: Tabled.

New members report: There is a new family in the Homeowner H property.

Technology Committee. Tabled.

Old Business:

President Ruof and Director Skeldum plan to meet on a weekend soon to do an audit of the safe deposit box.

Policies:

Records Policy. The final policy has been posted on the website.

Enforcement Policy and Collection Policy. A subcommittee has been working on drafting these policies. They will circulate drafts and then schedule a meeting.

Homeowner I/Three Horses. The Board sent a letter regarding the 3 horse situation at the Homeowner I property. There are currently 2 horses at the property so they must have made some arrangement. We did not hear back from them.

Homeowner J Horses. A letter was sent regarding more than 2 horses being kept on the property. It appears that the 2 smaller horses have been removed. The Board will continue to monitor this situation.

Homeowner K Horses. President Ruof had circulated a draft letter for review concerning the covenant violation, it was approved by the Board to send a letter in November. A letter was sent. The Board will continue to monitor this situation.

Lawsuit Review. The collection process continues.

Electric Invisible Fencing Issue. Tabled.

New Business:

Damaged Bridge on County Road 44. President Ruof has been in daily contact with the Town of Berthoud regarding the repair of the bridge over Little Thompson Creek on Weld County Road 44. The Coulson Excavation Company was awarded a contract to fix the bridge. A temporary fix should be accomplished in the next week or two.

Annual Meeting. The Board discussed possible dates in March. President Ruof will send out an email to poll the directors for the best date. President Ruof, Director Coulson and Director Eldenburg have terms that expire.

NEXT REGULAR MEETING: The next meeting will be held January 8th at Director Hersch's home.

NORTHMOOR ACRES BOARD OF DIRECTORS
Ginny Hersch, Secretary