

**Draft**  
**Northmoor Acres Homeowners Association**  
**Board of Directors Meeting**  
**February 8, 2012**

Meeting held at Director Rieke's home.

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

Board Members Absent: Director Waser

Meeting chaired by Board President Ruof

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

Approval of agenda:

It was moved, seconded and approved to suspend the Agenda to discuss the Annual Meeting. The Agenda was approved as amended.

**Annual Meeting:** The Board discussed preparation for the annual meeting. The Board discussed procedures for conduct of the meeting and Agenda items. Members will have the opportunity to address the meeting at the end of the meeting. Director Eldenberg will be the meeting timekeeper and items from the membership will be limited to 5 minutes. Directors Martin and Rieke will greet the members at the front table to check them in. The room will be set with the Board on the north wall. Director Stroud will prepare the packets for the membership. The Board discussed the format for the budget for the annual meeting. Director Stroud will send a new data base and Director Ruof will prepare the sign-up sheets. Director Hersch will pick up key and provide refreshments. For security purposes, two uniformed police officers will be present at the meeting.

**Reports:**

Secretary's Report for January:

The minutes of the January meeting will be reviewed at the next meeting.

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

Bills:

Bruce Fickel (Rivera case and trial - payment on account)	\$2,000.00
Taxes – Tracts A, B and C	\$27.56
Susy Ruof (\$3.25 copies of legal papers, \$120.00 advance for annual meeting security)	<u>\$123.25</u>
Total	<b><u>\$2,150.81</u></b>

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

Dues report: Director Calvert will update the status of the dues before the meeting. If the dues are unpaid, the homeowner cannot vote at the meeting. There are 3 owners that have not paid the annual dues or trash assessment – Trimble (2 years), Gibbs and Prunsky. There are 13 homeowners that have not paid second half of trash. Those members are Andre, Blumenthal, Byrum, Jurardo, Kane, Krey, Martins, Moore, Morison, Morrison, Ratliff/Bernard, Schnitzler and Soricelli.

Architectural Control Committee: ACC Secretary Stroud will present the February ACC report at the next meeting. Notice is given that Director Stroud requested formal approval from the Board for the appointment of Deb Coulson to the ACC on January 30, 2012 and the approval was granted via email.

Property Maintenance Report: Tabled.

Ditches: Tabled.

Dirt Ditch: Tabled.

Concrete Ditch: Tabled.

New members report: Tabled.

**Old Business:**

Tract D-2. Director Ruof is working with Attorney Fickel and will report at the next meeting.

Policy for Penalties: Tabled.

**Enforcement Letters:**

Martin: A complaint was received from the Riveras about loose dogs and that Mike Martin was bothering their dog. Director Ruof completed and sent dog at large letters and drafted a letter to Mike Martin that was reviewed by the Board. The Board voted to approve the letter which will be sent.

Krey. Director Ruof drafted a letter to the Kreys regarding barking dogs which the Board reviewed and voted to approve. The letter will be sent.

The remaining ongoing enforcement actions will be discussed at the next meeting.

Trimble: (general cleanup) - we will continue to watch the property;

Gesick: (general cleanup) - we will continue to watch the property,

Benis: (fencing and deck) - we are working with homeowner on the timing for completion of their project (see below);

Prunsky: (general condition of property) nothing has been done and the Board needs to follow up to include a fallen structure.

Hastings: – nothing done – the Board needs to follow up;

Gardner (general condition of property) - continue to watch,

Lage (unsightly condition) the Board needs to follow up.

Moldenhauer: (unapproved structure on the lot). The Board discussed the ongoing enforcement action with the Moldenhauers regarding the unapproved structure on their lot. Director Ruof and Martin will meet with the Moldenhauers.

Telephone Notification System. The Board discussed the homeowner calls that should be sent prior to the annual meeting. Director Ruof will send notification of the annual meeting and she and Bill Skeldum will get together to prepare a manual for the system. Tabled.

Dangerous Dog. Pleadings have been filed by the Riveras to appeal the judgment in favor of Northmoor and asking for a stay of the judgment. The action is continuing.

Insurance Policies: The Board will review the insurance policies. Tabled.

Oil and Gas: Tabled.

Podtberg Dairy Machine. Tabled.

Unapproved Structures: The Board sent a letter to the Jurardos with regard to fencing and a metal overhang for their dogs which was not submitted for approval by the ACC. The letter requested a submittal to the ACC with proper paperwork for consideration at the next ACC meeting. Paperwork was received by the ACC who is asking the Board for guidance because the project is different from anything previously approved. The Board reviewed pictures of the unapproved structure and discussed suggestions that the ACC can make to the homeowner to make the project more harmonious.

Records. Director Ruof requested copies of all correspondence from the last year. This will be an ongoing project. Tabled.

Thank you to County for snowplow servicer: Director Rieke wrote and sent a thank you letter on behalf of Northmoor to the County commending the snowplow driver for the excellent service during a recent snowstorm.

### **New Business:**

Community Association Group. Tabled.

Lawn Doctor: We received a renewal from the Fort Collins Lawn Doctor for spraying the greenbelt trees. After discussion, it was moved, seconded and approved to direct director Rieke to turn down the Fort Collins Lawn Doctor and contact the Loveland Lawn Doctor where our recent provider was transferred.

NEXT MEETING: The next regular meeting will be at Director Coulson's house on March 14, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary