

NORTHMOOR ACRES HOMEOWNERS ASSOCIATION
Annual Meeting February 25, 2012
Minutes

Call to order: The 39th Annual Meeting of the Northmoor Acres Homeowners Association held at the Johnstown community center was called to order at 9:17 A.M. by Northmoor Acres Homeowners Association president Susy Ruof. There were 60 lots in attendance represented by members present and proxies. The meeting was adjourned as a quorum of 72 lots was not achieved. The meeting was reopened at 9:25 A.M. with 60 members and proxies in attendance and a quorum was achieved.

Agenda: President Ruof presented the Agenda for approval. The agenda was approved unanimously as amended.

Welcome: President Ruof welcomed the membership. New members were recognized.

Introduction of Board and Review of the year:

The Board of Directors was introduced. Board members present were: Anne Calvert, Deb Coulson, Ginny Hersch, Mike Martin, Shawn Rieke, Susy Ruof, Joanne Stroud, and Joan Waser. Joanne Stroud was recognized as the ACC Secretary and Jim Russo was recognized as the bookkeeper and webmaster. Cindy Eldenburg was unable to attend this meeting.

President Ruof outlined meeting etiquette and the procedure to be followed for the meeting: Robert's Rules of Order will be followed. The order for items in the agenda will be followed and if members have items that they wish to add to the agenda, those will be added before the meeting begins and the discussions held at the end. President Ruof will ask for a motion and a second, and then a discussion may be held. A vote on the motion will follow. Discussion and conversation will be limited to 5 minutes to allow everyone a chance to speak. The membership was reminded that members may express opinions about the Association or Board business but no personal attacks, profanity or shouting will be tolerated.

President Ruof presented a review of the year for the membership.

- Recognition of past Board members: Dan Ivarson and Rich Vance were recognized and thanked for their service to the community.
- Jim Russo was again thanked for his service to the membership as the bookkeeper, webmaster and consultant to the Board.
- Joanne Stroud was recognized for her service as the Architectural Control Committee (ACC) secretary.
- Anne Calvert was recognized for her work planning and organizing the garage sale.
- Tim Hersch was recognized for helping with the refreshments, setting up the meeting room and setting out the signs.
- Thank you to the members, including Dave Klink, that help by mowing the greenbelt and paths and rights of way.

- President Ruof thanked the Board members for their hard work.
- President Ruof thanked the ACC for its hard work. The ACC members will be recognized by the ACC secretary later in the meeting when the report is given.
- President Ruof reminded the members about the Northmoor website.
- The Board has embarked on a greenbelt upgrade program which includes spraying the trees for pine bark beetles. Director Ruof thanked Director Rieke and Martin for their hard work on the greenbelt.
- This coming year, the newsletter will be sent on a regular schedule in January, April, July and October. Director Coulson will be handling newsletter items.
- There will be a social event in the summer to be announced in the April newsletter.
- Jerry and Kathy Carson were thanked for greeting members at the door and checking them in.
- Mitch Cheek was thanked for allowing Northmoor to have access to his water for the greenbelt.
- Snow policy: thanks were given to people who have helped their neighbors and to Weld County for a great job this year. President Ruof mentioned that one neighbor even provided brownies to the snow plow drivers.

Reports:

Secretary's report: A draft of the minutes of the 2011 annual meeting held on February 26, 2011 was distributed at the beginning of the meeting. The minutes were reviewed by the membership and a correction was made. The minutes were approved unanimously as corrected.

Treasurer's Report: The report prepared by Treasurer Calvert was presented by President Ruof. See report for details.

- Budget Summary results for July 1, 2010 – June 30, 2011. This is a report on the status of the last budget. This budget report was approved.
- Current Year Budget for the year July 1, 2011 to June 30, 2012. President Ruof explained that we are in the middle of this budget year. President Ruof asked for questions. After discussion, the current year budget was approved.
- Presentation of the Budget for the coming year. Budget was presented for July 1, 2012 - June 30, 2013. There was discussion regarding various items on the budget including line item for ditch maintenance. There was a motion to approve the budget as presented. The motion was seconded and the budget was approved.

Architectural Control Committee Report: Joanne Stroud, Secretary of the ACC was introduced. President Ruof gave a brief summary of the responsibilities of the ACC and how it operates. ACC Secretary Stroud reported. The ACC processed 6 approvals this last year. ACC Secretary Stroud outlined the procedure for submitting approval. See annual ACC report for details. Secretary Stroud acknowledged and thanked the members of the ACC including Barbra Ding, Deb Coulson, Ginny Hersch, Dave Klink, Chuck Krueger and Dave Schnitzler. Secretary Stroud invited any interested homeowner to attend an ACC meeting or to serve on the ACC.

Election of Directors: There are 9 members that serve on the Board of Directors for Northmoor Acres and every year one third (3) of the positions become available as the terms end. This year

Ginny Hersch, Joanne Stroud and Joan Waser's terms have ended. Ginny Hersch, Joanne Stroud and Joanne Waser have agreed to serve again. President Ruof asked if there were any nominations or if anyone would like to serve on the Board. Sabrina Schnitzler and Les Mouldenhauer were nominated from the floor. Nominations were closed. The nominees were asked to give a brief talk about themselves. Secret ballot voting took place. Secretary Hersch asked President Ruof to vote the secretary's proxies. Director Coulson and Barbra Ding counted the votes with Bob Calvert acting as an election observer. Ginny Hersch, Joanne Stroud and Joan Waser were elected.

President Ruof also invited all Association members to attend any Board meeting.

Old Business:

Burn Permits. The process stays the same and will be restated in the newsletter. Roy Rutt clarified the process. Individual owners are required to obtain a burn permit before burning. This can be done on line through Weld County or in person.

New Business:

A member asked a question regarding older model GEO Metro car racing in the subdivision early in the morning. Someone pointed out that this is a news paper delivery vehicle.

Motion for Term limits. Jacquie Moldenhauer made a motion that would set term limits for membership on the board to 2 terms. This motion was seconded. There was discussion. President Ruof stated that this cannot be voted on immediately because it requires a change to the bylaws. She stated that she believes that any bylaw change to be voted on at an annual meeting must be advertised to the membership before the meeting. Jim Russo suggested that Ms. Moldenhauer write up a proposal and submit it for consideration at the next annual meeting. Paul Tams brought up that this could be a problem because many years there are no members willing to run for the board. Jim Russo made a motion to table this motion until next year's meeting. His motion was seconded. President Ruof asked for a voice vote on tabling the motion. This motion was carried. The matter was tabled to the next annual meeting. The Board requested that volunteers who are interested prepare a proposal before the next annual meeting.

Tree Spraying: President Ruof announced that she has the new phone number for Jeff Russell, the arborist from Lawn Doctor who has helped with the greenbelt trees. He recently moved to the Loveland office.

Announcements:

- Neighborhood Committee. Director Coulson is setting up a neighborhood committee. She has put out sign up sheets.
- Update Membership Contact Information. Members were asked to please update the membership contact information sheet. This information is used by the Board to get information to the membership.

- Website Items. Paul Tams suggested putting the burn permit information on the website.

Items from Membership:

Rec Center: Wendy O'Brien brought a petition that requests the Thompson Rivers Parks and Recreation District to do a feasibility study regarding support for a Rec Center in the Thompson Rivers Parks and Recreation District boundaries. She asked that anyone interested sign the petition.

Real Estate Update: Paul Tams addressed the membership. He is a Broker with the ERA Herman Group and he gave a real estate update for housing in our area.

Professional Fees Increase. A member asked about the increase for the line item Professional Fees in the budget. President Ruof explained that Northmoor is involved in litigation. Members requested that the public record information about the litigation be posted on the website.

Prairie Dogs: Daniel Lage told the membership that prairie dogs were moving into our area.

Prowlers: Daniel Lage told the membership that there had been a prowler on his property earlier in the year. Members were cautioned to be vigilant and to report any suspicious activity to the Weld County Sheriff's Department and also to the Board.

Tree Service: It was discussed that a number of members still have broken branches on their properties from the winter storms. A resident asked if there is money in the budget to rent a chipper set up in the greenbelt for branches. The Property Maintenance Committee will look into this matter.

Road Maintenance: A resident told the membership that the County will be chipsealing the roads this summer.

It was moved, seconded and approved to adjourn the meeting.

Meeting adjourned at 10:59 A.M.

Northmoor Acres Homeowners Association Secretary
Ginny Hersch