

**Northmoor Acres Homeowners Association
Board of Directors Meeting
February 11, 2013**

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Martin

Meeting chaired by Board President Ruof

Meeting came to order at 7:10 p.m.

Approval of agenda:

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

Members Forum:

Homeowner A were recognized. They expressed concerns about the following topics: the lawsuit; the Colorado Common Ownership Interest Act (CCIOA), annual meeting issues (voting/nomination procedures and police presence), and the proposed dues increase.

The Board decided to put together a lawsuit summary and timeline to help clarify answers to some of these concerns, which will be made available at the annual meeting to all homeowners.

The Board has asked our attorney to address the lawsuit questions and related concerns at the annual meeting.

Reports:

Secretary's Report for January: Tabled.

Treasurer's Report for January: 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:

Deb Coulson – Stamps for mailing news letter	\$18.40
Bruce Fickel – on account	<u>\$160.00</u>
Total	\$178.40

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

Dues Report: There are 4 members that still owe their annual assessments. Those members are Homeowner B \$220, Homeowner A \$220, Homeowner C \$220 and Homeowner D \$660 for three years.

There are 9 members that owe the last half of the dues (\$60): Homeowner E, Homeowner F, Homeowner G, Homeowner H, Homeowner I, Homeowner J, Homeowner K and Homeowner L. Homeowner M only owes \$50.

Architectural Control Committee: A meeting was held but the report is not yet complete. It will be provided at the March meeting.

Property Maintenance Report:

Greenbelt tree watering: Director Stroud and President Ruof and their spouses watered the greenbelt trees.

Dirt Ditch. Tabled.

Greenbelt t-posts. Tabled.

Concrete Ditches: Tabled.

Removal of dead trees and spraying for pine beetles will be done spring/summer.

New members report: Director Stroud plans to meet the Homeowner N family in the near future.

Neighborhood Committee: Meeting next week. Tabled.

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. Attorney Fickel will attend the first part of the Annual Meeting, provide a summary, and answer questions from the members.

Letter Committee/Enforcement Policy. Director Stroud passed out copies of the draft Enforcement Policy for the Board to review. Tabled.

New Policies.

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

Animal Policy. Director Stroud previously prepared a draft of an “Animal Policy” for the Board’s review. She handed out a revised Equivalency Chart for review. Directors Stroud, Coulson and President Ruof will make suggested edits and create a new draft. Tabled.

Board Position. There are 3 positions open. Homeowner O plans to run, and at this time Homeowner P has expressed an interest in running.

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

Pending Items: Review of all policies and prepare updated policies. Tract D-2, oil and gas, Training on reverse 911 system, Blue Book update, electronic copies of all correspondence.

New Business:

Homeowner Q – 3 horses, now only two horses. No further action needed.

Newsletter Items. No newsletter is planned yet.

Annual Meeting. The Board discussed the meeting preparation.

NEXT MEETING: The March meeting will be held March 13, 2013 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary