



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION

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Annual Meeting February 16, 2013
Minutes

Meeting began at 9:21: The 40th Annual Meeting of the Northmoor Acres Homeowners Association held at the Johnstown community center was commenced at 9:21 A.M. by Northmoor Acres Homeowners Association President Susy Ruof. President Ruof gave a brief introduction to members and explained that we have a special guest, Attorney Bruce Fickel, who has agreed to come and address the membership concerning the ongoing litigation. Attorney Fickel will answer questions while the quorum is being verified and before we call the meeting to order. The items on the alternate agenda can be discussed under New Business, if that is what the members want. President Ruof said that the Board had passed out three pages of background information about the lawsuit. President Ruof noted that a paper had been provided for homeowners to write questions for the attorney; any member who did not receive a paper could request one now.

Mike McGinty called for the orders of the day. He made a motion to approve the agenda, President Ruof noted that we planned to recognize the special speaker first and approve the agenda afterwards since we were still waiting on the verification of the quorum. Mike McGinty moved to adjourn. There was a second from Vicki Hittson. Mike McGinty was asked to sit while the special speaker was presenting. Vincent Rivera was asked to stop video-taping and was told that the Meetings Policy was on each table and that policy did not allow taping of the meeting. He did not stop recording.

Special Guest: President Ruof introduced Homeowners Association Attorney Bruce Fickel. Attorney Fickel also asked Vincent Rivera to stop recording. Attorney Fickel was interrupted by Teresa Kelley and Teeca Rivera; they were warned to stop yelling from the floor or they would be asked to leave the meeting. Teeca Rivera began video-taping and then stopped.

Attorney Fickel said that in his practice of over 37 years, with the 20 or so HOAs that he currently represents, many of them do not have enough interest to even get people on a Board. He said, "You have a Board that takes your interests to heart and you have only to look at other subdivisions without active Boards that don't care about their subdivision to see their property values going down". He thanked the members for their interest and for attending the meeting.

Attorney Fickel spoke to the membership with regard to the lawsuit. He spoke about the timeline of the lawsuit (printed material on the tables for all attendees) and the continued attempts to make the Riveras keep their dogs on their property. He pointed out that multiple

attempts were made to resolve the dispute both with the Rivera's/Kelley and their attorneys. The final ruling by the Court was to tell them to keep their dogs on their property. He noted that the defendants have "had their day in court", and everyone made their case. Mr. Fickel read from the Court Findings of Facts: Defendants owned the dogs; parties stipulated (agreed) that the dogs were off the property three times, with more than a dozen additional menacing incidents presented by the HOA between 6/09 and 11/11; and Defendant Teeca Rivera was convicted of a criminal charge of ownership of a dangerous dog because the dog caused injury to a Northmoor resident on July 14, 2009. The Court was bound by this information, the HOA and Defendants are bound as well.

Legal claims: what is the basis of why the HOA can present this to the Court?

1) Violation of Covenant 7, "No noxious or offensive activity shall be carried on, nor shall anything be done therein which may be or may become any annoyance or nuisance.";

2) Violation of Covenant 6, "No commercial enterprises may be conducted" and Covenant 4, "No livestock or pets shall be bred or maintained for commercial purposes." (Court ruled that this claim was not supported by the evidence presented)

3) Payment for costs of enforcement, including attorney fees, are authorized by the HOA Covenants, we were awarded those;

4) Violation of Covenant 3, "no more than 4 household pets shall be kept on any one parcel...and provisions shall be made to confine pets to said land."

The Court found the following:

1) The Court issued an injunction requiring the Defendants to keep their dogs confined to their land, effective immediately;

2) The Court found no commercial enterprise re breeding the dogs for sale;

3) Two counter-claims raised by Rivera/Kelley were not supported by the evidence.

a) The HOA presented a number of letters written to other homeowners for covenant violations based on loose dogs and aggressive dogs. President Ruof testified that these issues were all resolved with those homeowners within one or two letters. In this case, the issues were not resolved and required a legal suit to be filed.

b) The Court also found that the HOA Board's request that additional items be added to the dog enclosure to make it escape-proof was reasonable given the number of incidents that had occurred with the dogs, including one in which the Defendant Teeca Rivera was convicted criminally and required to maintain such a structure.

4) The Court awarded costs of enforcement, costs of the action, and attorney fees to the prevailing party, the HOA. Where we are now is attempting to collect those attorney fees from the Defendants. Attorney Fickel said, "It's your money, you are paying me, that money is collected through your association fees, it's the Board's duty to recover that".

In Attorney Fickel's law practice, when he has prosecuted vicious dog violations, over 80% of those incidents in the last 10 years were related to pit bulls. He told the Board that we should take these attacks very seriously. "These pit bulls were aggressive and causing problems in your subdivision". Attorney Fickel advised that if the Board didn't do something to enforce your covenants, you would have a Homeowners Association with a liability issue. He said that the Board had no other choice and had the duty to take action to enforce the covenants.

Questions for Attorney Fickel from members (mostly written):

1. Vicki Hittson requested that her questions be answered first; President Ruof collected questions from the membership.
2. Attorney's fees. Attorney Fickel charges about \$200/hour to the HOA (below most other attorneys); secretaries are \$60/hour, he often doesn't charge for simple questions. He represents the Board, not each homeowner. All of his fees were reviewed by the court, they came from essentially 100 hours of this litigation. The current balance owed now is \$8,079.12. Total balance was around \$21,000, jurisdiction of the Court was \$15,000, if we had had a fine schedule we could have probably also been awarded that money in addition to the attorney fees.
3. What was commercial enterprise and what can we do? Attorney Fickel responded by reading the Court's opinion from the Findings of Fact about the Commercial Enterprise – Breeding of the Dogs. He noted that the only thing that counts is what the judge says, not what either of the parties believed. The defendants did gross over \$2,000 from sale of puppies but the Court found that the HOA did not prove that the litter was bred for commercial purposes, and that it appeared to be a one-time occurrence. However, if the Defendants continued to breed the dogs, they may well be subject to an injunction.
4. Are the pit bulls they own now charged by the Court as aggressive? One of the pit bulls was and that dog has been euthanized.
5. What kind of fence were you trying to make the Rivera's put up, was it a fence that was under HOA guidelines? Attorney Fickel summarized and also read directly from the Court Conclusions of Law. The Architectural Control Committee initially approved the fence and then sent it on to the Board for review, the Board made some adjustments to make it escape proof. The Court found that those adjustments were necessary and appropriate, stating that, "the additional requirements seem to be rationally related to obtaining a fence that was escape-proof for the dogs". The fence was not constructed as approved, that issue hasn't been brought up because the dogs have stayed on the property since. Several of the Board went out to inspect the fence and took numerous pictures, which were given to the Court. The Court found that, "the fence has gaps in the bottom where dogs could have dug under it (indicating no mesh or chain link was buried at the base as required), portions where the chain link is not adequately attached to the top and side bars, portions that have no top bar at all, and the fence does not contain a lean-in at the top of the fence to prevent the dogs from scaling the fence." It wasn't constructed in conformance with the approved plan. The homeowners wanted to know the specifics of the additional requirements: those included having mesh or fencing 4 feet wide buried at the base of the fence/gates to prevent the dogs from digging out, having a lean-in at 45 degrees at least 2 feet wide at the top of the fence to prevent the dogs from scaling the fence. An alternative offered was to build a dog run with a roof and fencing/concrete laid down inside on the ground.
6. Dates their dogs were off property, who gave you those dates and why: Dates were on the Court's Findings of Fact, don't know we want to go over that again. [The Findings of Fact is posted on the HOA website].
7. Is the burden of payment on homeowners for this lawsuit? Yes
8. Does the Colorado law have any provisions for aggressive dogs? Certainly. He described an incident involving a lady who was severely injured by some dogs. It is a very serious thing when dogs get loose and he told the Board that if they know about a problem and you don't deal with it, the Board and HOA could be liable. Ms. Rivera was convicted by the State of Colorado for having aggressive dogs and was placed on three years probation.

9. Are attorney fees not paid by defendants the responsibly of the homeowners? Yes. The burden of the Board is to collect that \$21,000 from the Defendants. Once we got the judgment, we need to enforce it, can do that by garnishment, attachment. One of the things that precedes collection is Rule 369 interrogatories that ask where they work, what cars they have, what bank accounts, retirement, etc; we asked them those questions and their answers were not responsive, the judge found them in contempt and ordered them to come in and show cause why they should not be fined or imprisoned. That proceeding was stayed because two of the Defendants, the Rivera's, have filed bankruptcy, and there is an automatic stay in bankruptcy.
10. Can you summarize the final outcome and the responsibility of the losing parties? Keep your dogs on your property, pay the attorney fees.
11. Why wasn't this handled between the person who got bit and the owners of the dog in a civil action rather than the Board getting involved? If you are talking about the dog bite that precipitated the criminal charges being filed, that was settled by a payment of \$60,000 [to the victim]. Before this started, they or their insurance paid \$60,000 to settle that, this action has nothing to do with that. The list of dates involved people riding past on bicycles, dogs off the property.
12. Why is the board not pursuing the Kelley's to put up a proper fence. The dogs are not getting off the property now, so do we really care what the fence looks like, pursuing that would cost additional money.
13. Hourly rate: \$200 per hour. Attorney Fickel said he was doing this meeting for free because the HOA had paid enough.
14. Northmoor action to jail Teresa Kelley? She has not filed bankruptcy, no reason the judge couldn't place her in jail for failing to answer the interrogatories. That is pending. Was Ms. Kelley served? Was she served in Denver? No. Judge asked where she lived in Denver and Ms. Rivera wouldn't give the address. Was served at the house here.
15. Why was situation not resolved between individuals and the HOA. All is outlined in the information given you by the Board. Give us a plan for the fence, the Board signed off on the agreement, each party would pay their own attorney fees, two of the Defendants agreed but one didn't, couldn't get that agreement. We went into mediation as required by the Court, we tried to work it out, but they wouldn't work it out there either. We went into half-day trial, at break we offered to not ask for our attorney fees if they would just agree to keep the dogs on their property, they rejected that, so we went into the second half day of the trial. Attorney Fickel said, "I don't know what more we could have done" to settle this.
16. Why is the FBI and VA involved. We have no evidence that they are involved.
17. How do you change the covenants as currently set up? By members, not the Board. Could we have a committee to review and change the covenants. Yes. Great idea. Form a standing committee. Takes a lot of effort and involvement by the homeowners.
18. What happens if the Defendants don't pay the legal fees? Then the HOA has to pay them. The HOA has already paid about \$13,000.
19. What about ethnic issue? This was raised in the Court, the court found no discrimination, no discrimination was found on appeal in the District Court. Attorney Fickel has seen none.
20. Does the Board of Director's have the right to change agenda during the meeting? The agenda is the Board's, you have elected the Board to run the meetings, if there are additional items, if most people want that on the agenda, fine, if only two people want something on the agenda, the remaining people may not be interested.

21. Why did we have Northmoor's attorney represent Roy Rutt? He just happened to be the attorney for both cases, that was coincidence, he was not representing Mr. Rutt (the individual that got bitten) on behalf of the association.
22. One question was about CCIOA (Colorado Common Ownership Interest Act). Is a State law, which has the purpose of establishing some consistency in Colorado about HOA governance. Northmoor HOA was formed prior to 1992, could choose whether they wanted to be controlled by CCIOA. Northmoor has never elected to be a part of CCIOA. By State law Northmoor has to do some of the things in CCIOA, but not all. There are some parts of CCIOA that may not apply well to an HOA like Northmoor.
23. Vicki Hittson read an affidavit from President Ruof saying that Northmoor did not elect to be subject to CCIOA. Vicki Hittson says that we did not mediate, why did we not mediate or pursue binding arbitration? President Ruof answered, we did mediate as Attorney Fickel has described, it was not successful. Concerning CCIOA, we are pre-CCIOA and have to do certain parts of CCIOA, mainly the good governance policies. All homeowners associations in Colorado must comply with that part of CCIOA. It is not in the best interest of small pre-CCIOA HOAs to join fully, and CAI told us that no pre-CCIOA HOAs have elected to join fully. HOA minutes show that we have discussed CCIOA. Vicki Hittson wants to reprimand the board for not taking binding arbitration and not being more clear with owners about the lawsuit. President Ruof repeated what Attorney Fickel said, that the Board has the obligation on behalf of the homeowners to try and collect the money the Defendants owe us. We don't know that they can't afford to pay.
24. Why will we not accept alternative agenda? We are going to take each item separately and vote to add or not add each item under New Business.
25. What were average yearly attorney fees over the last 30 years? \$1,000 to \$1,200 per year prior to this lawsuit. Vicki Hittson said she has 2 years of invoices and that this HOA spends too much on attorney fees every year.
26. Paul Tams: I don't understand why the money thing has been an attack toward the Board. They were not the ones who were irresponsible in this matter. The Court assessed a judgment against the Defendants and now people are upset at our Board for lack of payment. That makes no sense to me. Why is our Board under attack for this payment? The Board is not responsible for this fee, the person who is responsible for these fees is the person the judgment was placed against.

Called to order at 10:22. There were 95 lots in attendance represented by members present and proxies and a quorum was achieved.

Agenda: President Ruof presented the HOA Board Agenda for approval and suggested that the items included in the Substitute Agenda [given to attendees as they arrived at the annual meeting by Vicki Hittson and Mike McGinty] be voted on as to whether they should be included in the Board agenda under New Business. President Ruof called for a vote to address each item individually, not debating the merits of each, but only whether it should be included under New Business at which time the merits of each could be discussed:

1. An investigative committee of 5 members to assume the duties and responsibility of the Board of Directors. Nays carried, this item will not be included under New Business.
2. Call for audit of books and records; transfer control and signatory to the Investigative Due Diligence Committee; transfer control of all expenditures and financial commitments of the HOA. In response to question from a member, "How often are we required to have

a full audit by an independent firm now?” President Ruof responded that we have a CPA who looks at our records every year, it is not a full audit. The Board did get a bid for doing a full audit, it is very expensive, \$4500 to \$5500 per year, our income is \$12,000 per year, a full audit would take half of our income. There are several levels of “audit”: compilation report, review and full audit. – our CPA does a compilation report. He reviews our checkbook and bank statements and account records every year. Q: Is it public? A: We will ask our CPA if it can be public, haven’t published it in the past, can certainly request that for the future. Q: Want to know what we spend the money for. A: All of that information is in the financial reports. Q: Mike McGinty wants to modify the motion to only include an audit. A: When we get to New Business could modify the motion then, the only question now is to whether we are including this item under New Business. Nays carry. Point of order, Mike McGinty requested a standing vote on this item: several members from audience volunteer to help with counting. 24 yes; in excess of 60 votes no, this item will not be included under New Business.

3. Call for audit of books and records of Architectural Control Committee (ACC). Nay’s carried, this item will not be included under New Business.
4. Suspend the duties and authority of the Board without prejudice pending FBI investigation. Nays carried, this item will not be included under New Business.
5. Suspend without prejudice all obligations/contracts of R. Bruce Fickel II, Attorney at Law, to wit, Northmoor Acres Homeowners Association and litigation of Teresa Kelley, Teeca Rivera and Vincent Rivera, pending FBI and Veteran’s Administration investigations: Nay’s carried, this item will not be included under New Business.
6. Call for investigation of the Board and suspend all Board membership and individual activity with Community Association Institute. Nay’s carried, this item will not be included under New Business.
7. Re-establish the Northmoor Acres Homeowners Association Board of Directors in no more than three months. Nay’s carried this item will not be included under New Business.
8. Dissolve the Investigative Due-Diligence Committee in no more than six months. Nay’s carried, this item will not be included under New Business.

These items are not accepted on the agenda today.

Vicki Hittson is recognized: She said, “Do other people in this community understand that we have an ongoing investigation of us that will affect everyone, things that have happened, and that there have been violation of Roberts Rules of Order”. President Ruof responded that this was not germane to this meeting. In this meeting we stick to our agenda and if there are legal issues that come up in the future, anything speculative that might or might not happen in the future, will be dealt with as it comes up in the future. The community has chosen to not put these items on the agenda for this meeting.

The members voted to approve the original Northmoor HOA Agenda.

Welcome: President Ruof welcomed the membership. New members were invited to stand up, be recognized, and welcomed to the community.

Introduction of Board and Review of the year:

The Board of Directors was introduced. Board members present were: Anne Calvert, Deb Coulson, Cindy Eldenburg, Ginny Hersch, Mike Martin, Shawn Rieke, Susy Ruof, Sabrina Schnitzler and Joanne Stroud. Also thanked all the spouses of Board members for their patience and help, for example in spending several days watering the greenbelt trees (Joanne's and Susy's husbands).

President Ruof recognized and thanked the following additional people:

- Recognition of past Board member: Joan Wasser was recognized and thanked for her 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. 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.
- Deb Coulson was thanked for being chair of the Neighborhood Committee, and also for the newsletters coming out four times a year on a regular schedule.
- Anne Calvert and Deb Coulson were recognized for their work planning and organizing the garage sale.
- Tim Hersch was recognized for helping with the refreshments (Krispie Kreams), setting up the meeting room and setting out the signs.
- Thank you to the members, including Dave Klink and Terry Showalter, that help by mowing the greenbelt paths and rights of way and picnic area.
- Thank you to Mitch Cheek for allowing Northmoor to use his water to water the trees in the greenbelt.
- Thank you to Shawn Rieke and Mike Martin for greenbelt upgrade, and arranging for the spraying of the trees for pine bark beetles by Lawn Doctor.
- Mike Martin thanked President Ruof for all her hard work.
- Jerry and Kathy Carson were thanked for greeting members at the door and checking them in.

Review of the year:

- We did find prairie dog burrows in the greenbelt, got a contractor hired, Board members then went down and filled in the holes, we think they are now gone. We are asking people to be attentive to that, when walking or riding horses in greenbelt, also please let us know if you find them on your property.
- We continue to have pine bark beetles and are spraying twice a year so they don't spread to homeowner's property.
- We did start watering the greenbelt trees this winter on advice of our tree consultant due to the drought, are asking people who live near the greenbelt for assistance with that.
- Barrier at corner of 44 and 11 was destroyed, Berthoud replaced it within 24 hours of our call, the HOA Board sent them a thank you note.
- Neighborhood Committee got started this year, they will be reporting a little later in the meeting.
- We joined CAI so we can be more informed about how homeowners associations should operate and best practices. This was explained in detail in the last newsletter.

- We had a number of neighborhood watch issues this last year with some break-ins, the Board notified all residents to make sure they kept their cars and houses locked.

Reports:

Secretary's report: A draft of the minutes of the 2012 annual meeting held on February 25, 2012 was distributed at the beginning of the meeting. The minutes were reviewed by the membership. The minutes were approved unanimously.

Treasurer's Report: The report was prepared by Treasurer Calvert and Director Coulson who is taking over for Anne who is retiring. The report was presented by Director Coulson. See attached financial report for details.

- Purpose is to go through the financial reports in the packets. We budget on a fiscal year, not a calendar year (7/1 to 6/30). Mainly discussing the \$100/year assessments, income is \$12,000 per year if everyone pays. Not discussing the trash assessment.
- Discussed page 1, budget vs actual as of January 1, 2013. Three columns (budget, actual results YTD, YTD Delta). Went through both income and expenses,
- Discussed page 2, which is a three-year comparison of our budget vs actuals and pointed out key items in both the income and expenses areas in the first four columns. In the proposed budget column, went through all the categories with explanations.
- Discussed page 3, the balance sheet as of January 31, 2013.
- Asked for questions from the membership.
- There was discussion regarding various items on the budget including line item for water and ditch maintenance. There was discussion about the water being a valuable asset for the future, and that once we let it go we would never get it back. It should continue to increase in value, and would be a valuable bargaining chip. On the other side, there were questions about expected expenses associated with the water rights. We can't make any kind of vote with regard to the water at this meeting. Over the next year we will explore with a water engineer ways to offset the amount of money that we are paying. The water engineer will be donating his service to us. We need to work harder on leasing the water. We should show water as an asset and court case expenses as a liability on the balance sheet. Requested that we get valuation of water. There was a motion to table the water issue until we can form a committee to explore it, there was a second, and members voted to table the water discussion.
- Question about why does the neighborhood committee need money? Discussion of the various activities of the committee.
- President Ruof called for a motion to increase the annual assessment from \$100/year to \$125/year. There was a motion and a second to increase the dues by \$25. Discussion. Point of order, requested to read the section from the Governing Documents having to do with the process for raising assessments. President Ruof read Article 4, Section 3B of our Articles, which says, "the assessments can be increased above 3% only by a vote of 2/3s of members who are voting in person or by proxy at a meeting duly called for this purpose." A vote was held (first a voice vote and then a standing count), there were 60 votes in favor of increasing the assessments and 32 votes to not increase the assessments, the motion failed by 2 votes.

We don't need a motion or vote to stay at the previous years budget. President Ruof asked for a committee to look over the budget to study how we can reconcile our current expenses with our income, a sign-up sheet was made available. There was a question about the membership in CAI, President Ruof said that it is critical for us to be a member so we can receive information about the laws in Colorado that affect the HOA. Vicki Hittson recommended that we present the budget 90 days in advance. A homeowner recommended that we use mediation as much as possible.

Architectural Control Committee Report: Joanne Stroud, Secretary of the ACC was introduced. ACC Secretary Stroud reported. The ACC processed 16 approvals this last year. There were no projects denied. 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. ACC Secretary Stroud outlined the procedure for submitting approval. See annual ACC report for details. There was a suggestion that we post the ACC meeting minutes, the committee would look into it. Question from the floor: Last time Board minutes were posted was October 2012, why are they not more timely? Answer: we are working on changing the way we post the minutes in order to comply with privacy concerns/CCIOA. The minutes of the last three months of meetings should be posted in the near future.

Neighborhood Committee: Deb Coulson, the committee chair, presented the report – this is the first year of the committee. From the beginning there were 9 members on the committee and they are still on the committee. The events for the last year included the garage sale, picnic, auto and tractor show including a children's section and a little train ride donated by a resident. Also a special Halloween event held at a house on Catclaw Court, the annual Brighten up Northmoor award to recognize outstanding light displays with a prize of a gift certificate to Olive Garden donated by a committee member. The committee will continue all of these events for 2013 with a new event in March of an Easter Egg hunt in the greenbelt picnic area. Committee members are Audrey Bothun, Kim Coulson, Lori Pierce, Sabrina Schnitzer, Jesse Strack, Steve Stroud, Paul Tams and Terry Showalter. Certificates of recognition will be given to members.

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 Anne Calvert, Mike Martin and Shawn Rieke's terms have ended. Mike Martin and Shawn Rieke have agreed to serve again, Anne Calvert has resigned. President Ruof outlined Board duties and asked if there were any nominations or if anyone would like to serve on the Board. Bill Skeldum was nominated. Vicki Hittson was nominated, declined. Point of information from Vicki Hittson, she stated that our Covenants require a nominating committee and we must give notice to members, "we'll accept it this year but I challenge you to not do it next year". President Ruof pointed out that Covenants say we should have a nominating committee, but we've never had enough member interest to do that. President Ruof continued that the alternative in the Covenants is that we can accept nominations from the floor. Mitch Cheek spoke up and pointed out that people who want to run the meeting need to step up and serve. Nominations were closed. Three people ran for three seats so there was no need to take a vote, they were elected by acclamation. Elected were Mike Martin, Shawn Rieke and Bill Skeldum.

President Ruof also invited all Association members to attend any Board meeting and also to volunteer especially for the Property Maintenance Committee, which has a lot of work to do.

Items from the Membership:

Burn Permits. Procedure is posted on website and it was discussed in the recent newsletter. We can't get a burn permit for whole subdivision any more. Any open burn requires a permit. Individual owners are required to obtain their own burn permit before burning. This can be done online through Weld County or in person. Can we burn in barrels without a permit? We are not sure. We said to call the fire department just to make sure, a homeowner said when he called they recommended not doing it. Need to only be burning acceptable items, need to check county website for what that is. We are only supposed to burn weeds and branches, not large limbs. Please verify Weld County regulations. Bill Skeldum now has the association's weed sprayer. It has not been used in 15 or 20 years. It is in disrepair. Suggestion from the floor to fill it with water as a precaution? County Road 11 belongs to Berthoud, if you have a problem with weeds on that road, need to call Berthoud.

Term Limits: Last year there was a motion for term limits of the HOA Board, the person who brought the motion was supposed to write something and come prepared to this meeting to discuss it, we haven't received anything so will not be addressing it this year, the motion should stay on the table, they can certainly bring it again next year, just need to contact the Board. A homeowner asked Jacquie Moldenhauer if she had something prepared, Jacquie spoke for a short period of time about Article 7 section 3 in the Amended Bylaws, and her concerns about the nominating committee and the terms of the Board Officers. She said she volunteered for the Nominating Committee last year and no one ever contacted her, President Ruof apologized for not following through on the nominating committee last year. Jacquie said there was nothing else she wanted to add.

It was moved, seconded and approved to adjourn the meeting. Meeting adjourned at 12:01 P.M.

Northmoor Acres Homeowners Association Secretary
Ginny Hersch