

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
February 9, 2016

Meeting held at Director Martin's home.

Board Members Present: Directors Coulson, Eldenburg, Gardner, Martin, Ruof , Rutt, Rieke and Skeldum.

Board Members Absent: Director Hersch

Meeting chaired by Board President Ruof

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

Approval of agenda: The agenda was reviewed. It was moved, seconded and motion carried to approve the agenda.

**Reports:**

Neighborhood Committee. No activity.

Treasurer's Report: Presented by Treasurer Skeldum. No Board Reports prepared for this meeting. There was discussion around difference in ending/beginning balances on prior the Board reports. The difference is attributed to a re-application of monies collected in July in Quickbooks.

The HOA accountant has found a discrepancy in his review of the HOA financials of \$77.50. Directors Coulson and Eldenburg offered to assist in reviewing the books to find the discrepancy.

County Property Taxes:

Tract B	7.72
Tract A	11.08
Tract C	<u>12.14</u>
Tax Total	30.94

**Bills:**

Taxes	\$30.94
Postage (Deb Coulson)	<u>\$29.40</u>
TOTAL	\$60.36

Moved, seconded, approved payment of bills

President Ruof to ask the HOA tax accountant to figure quarterly taxes regardless of filing status of 2014-15 fiscal year. Accountant still needs year to date and projected expenses.

Payment Plan Options: No response from anyone regarding the assessment payment plan offers extended by the Board.

ACC Report. No report

Secretary's Report:

November and December were sent out last month for comment. Need revised minutes for approval. January revised reports are out for approval. Need more people reviewing and commenting. Suggested hyperlink for minutes to make it easier to track changes.

Oil & Gas meeting minutes from January 17, 2015 were posted to the web.

Technology Report. Director Eldenburg will work with ACC Secretary Stroud to get the ACC printer and computer set up. Director Eldenburg will also work with ACC Secretary Stroud to handoff the process of printing proxies for the annual homeowners meeting.

Property Maintenance:

Ditches still need to be pulled. First, however, utility locates must be done on all five properties: Eldenburg, Bramlet, Rohrbacker, Ding, and Soricelli.

Homeowners were asking about Weld County plowing our roads after heavy snow storms. Director Rieke has been in contact with Weld County Public Works and the RE-5J Transportation Department to raise Northmoor's priority level for snow plowing.

Director Gardner went to the Supply Ditch annual meeting, but there was no quorum so the meeting was rescheduled. No word on when/where the new meeting will be held. The assessments are not expected to change this year.

New Members Report. No new members. One of the Directors will send an email to the HOA bookkeeper whenever the database is updated with new members to ensure the bookkeeper has the correct names with accounts. Appropriate Director in charge to be determined.

Insurance. No update. We have not heard back if we need any adjustment as a result of the drilling.

Governing Document Committee:

Questions were asked of the Orten Cavanaugh and Holmes legal firm about amending and restating Northmoor's Governing Documents. The Governing Documents can be amended and restated to be more in line with modern expectations and better handle situations like the current Oil & Gas situation. The Orten firm will provide a proposal to Northmoor for this effort. Director Gardner has looked at other subdivisions that have redone their governing documents. He will find out how much it cost them for comparison. **Question:** Would updating our Governing Documents change our status in CCIOA? (The answer is 'no'). All policies have been reformatted by Director Coulson. There are a total of 15 policies. President Ruof will review the online Bluebook to make sure all important documents are covered.

### Oil & Gas

Director Coulson has been compiling questions from homeowners since the Board's December 2015 letter. Some of these questions have been given to Orten, Cavanaugh and Holmes for a legal response.

Reviewed presentation prepared by Director Coulson for the Oil & Gas meeting scheduled for February 27.

### **New Business:**

Annual Meeting. March 19<sup>th</sup>. Letter, agenda and proxies will be sent out February 16. Moved, seconded and approved to send letter and agenda out with proxies.

Reviewed HOA Annual Budget prepared by Director Coulson to be presented at the Annual Meeting.

Reviewed proposal for Management Company prepared by Director Coulson.

Received another proposal of settlement from Homeowner 1. The proposal was sent to the HOA attorney.

Records request from Homeowner 2. President Ruof sent a response to Homeowner 2 regarding their records request and provided partial fulfillment. Will fulfill remaining part of the request when 2014-15 Fiscal Year taxes are completed.

Royal Trash called President Ruof to notify the Board that some homeowners who have been billed for extra trash have not paid. Need to get process in writing from Royal.

Enforcement Policy. President Ruof distributed a new Enforcement Policy and Fine Schedule for review via email just prior to the Board meeting.

Adjourned at 10:22 p.m.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Cindy Eldenburg