

**Northmoor Acres Homeowners Association
Board of Directors Meeting
January 12, 2011**

Meeting held at Director Rieke's home.

Board Members Present: Directors Calvert, Hersch, Martin, Rieke, Skeldum, Stroud and Waser

Board Members Absent: Ruof

Meeting chaired by Board President Skeldum

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

Approval of agenda: The Agenda was approved as amended.

Reports:

Secretary's Report for December: The minutes of the December meeting were approved as amended.

Treasurer's Report for December: The report was presented by Treasurer Calvert. The Treasurer's report was approved.

December Bills:

Bill Skeldum – envelopes & labels for 2 nd half dues notices – (\$6.95 and Postage \$10.56)	\$17.51
Anne Calvert – Postmaster mailing annual meeting notice	61.60
NCSL (Joanne Stroud – annual meeting copies)	16.65
Royal Disposal – Trash*	<u>\$3,540.00</u>
Total	<u>\$3,635.76</u>

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

* The Treasurer already paid \$3540 for the January trash bill. This charge was approved at the December meeting.

Dues report: The Hladik property sold and Director Stroud reported the bank paid \$656.00 which included the full 2009 dues and release of lien and attorney fees.

There is a delay in the payment dues from one homeowner. The Board will revisit this next month.

Invoices for the 2nd half of the trash assessment have been sent to the members and payments have started to come in for this expense.

Architectural Control Committee: There was no December meeting. Director Stroud will present the September report at the next meeting.

Amended fence guidelines. Director Stroud will work with Attorney Fickle on this.

Property Maintenance Report:

Concrete Ditch and Dirt Ditch: Director Martin will speak with Attorney Fickle regarding contact with John Hunt regarding the concrete ditch and what constitutes proper maintenance of the dirt ditch. Director Rieke is working on a brief summary of the work that was done to maintain the ditches and take photos. This will be placed in our records.

Weeds. Tabled until spring.

New members report: Director Stroud reported that the Wille house has a purchaser but closing has not taken place yet.

Old Business:

Tract D-2/Frank Long. Tabled. The Board has discussed having the back subdivision line surveyed. Director Martin will get a quote from some surveyors. Director Hersch will contact attorney Fickel with regard to letters to homeowners along the north property line.

Policy for Penalties: This is tabled.

Letters: There are a number of letters to be sent. Director Ruof is working on the outstanding letters. The Board will continue to follow up with her.

Telephone Notification System. The system is place and it will be used for the annual meeting. Director Skeldum will make sure that he provides a summary of the instructions for the Board.

Open Board Positions: Director Waser has been trying to reach Keri Andre to see if she is interested in serving. There is 1 position to be filled.

Northmoor Signs. Director Stroud and Director Hersch are working to repair and upgrade the signs.

Dog at Large. The Riveras submitted a fence plan to the ACC which was reviewed by the ACC and passed on to the Board for its review. The Board made alterations to the plan which was then sent out to the Riveras by Attorney Fickel. The Riveras have not responded to Attorney Fickel as requested. The fence plan has not been approved to date. Attorney Fickel contacted Director Stroud for an update. He had not been contacted by the Riveras with regard to the fence plan or an update on their project. Attorney Fickel will be instructed to proceed with a court action because there is no approved structure or plan in place to contain their dangerous dog. The Board discussed asking Attorney Fickel to require that the dogs be removed. Director Stroud will contact Attorney Fickel to discuss our options.

Annual Meeting: The Annual Meeting is scheduled for February 26, 2011. Director Skeldum's position and Director Ruof's position are up for renewal as well as another unfilled position. The Board discussed assignments for the meeting. Director Skeldum will try to get updated information on the McWhinney development.

Downey Renter: A letter was sent to the tenant in the Downey house who has taken down the unapproved temporary panel structure for horse containment.

Crespin's Renter: The Crespin's daughter is renting the house.

Coleman Trucks: It was reported to the Board that there were two semi tractor and trailer rigs parked on the property today. The Board discussed what action to take.

New Business:

Newsletter. Director Ruof sent out a newsletter. A newsletter should go out after the annual meeting to summarize the meeting.

NEXT MEETING: The next regular meeting will be at Director Waser's house on February 9, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary