

Draft
Northmoor Acres Homeowners Association
Board of Directors Meeting
January 18, 2012

Meeting held at Director Calvert's home.

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

Board Members Absent: Director Martin,

Meeting chaired by Board President Ruof

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

Approval of agenda:

The Agenda was approved as amended.

Reports:

Secretary's Report for November and December:

The minutes of the November meeting were approved as amended. The minutes of the December meeting were approved.

Treasurer's Report for December: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report.

Bills:

Joanne Stroud (ACC stamps for ACC letters)	\$8.80
Deb Coulson (postage for newsletter/annual meeting letter)	\$7.92
Susy Ruof (\$44.00 postage; \$4.00 Court records)	\$48.00
Anne Calvert (\$8.58 envelopes; \$8.80 stamps, \$2.08 copies)	<u>\$19.46</u>
 Total	 <u>\$84.18</u>

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

The Board discussed the format for the budget for the annual meeting.

Dues report: There were 21 invoices sent out the first week of January for 2nd half of dues and trash assessments. The invoice for Broadwell for \$100 and there were 4 invoices for full \$220. The Trimble invoice is for \$220 for this year and \$220 for last year.

Architectural Control Committee: There was no ACC meeting held in January.

Property Maintenance Report: Director Ruof went to the Supply Ditch annual meeting. A copy of the minutes is attached to the record.

Ditches: Tabled.

Dirt Ditch: Tabled.

Concrete Ditch: Tabled.

New members report: There are currently 2 houses for sale. Director Stroud met the Pierces.

Old Business:

Tract D-2. Because there are several owners that may be utilizing Northmoor property, there was an informal survey done of the north boundary line of Northmoor by Board members who attempted to locate the property pins. Director Ruof spoke to some owners along the fence line and spoke to Jim Russo for background. Apparently the Podtberg's fence may be on Northmoor's property also. Without a formal survey, the Board is unable to determine the exact location of the boundary and cannot enter into leases but should acknowledge that there may be encroachment onto Northmoor property. The Board discussed having Attorney Fickel send a letter informing the owners along the north line of the subdivision that they may be using Northmoor property and that they are doing so with Northmoor's permission. The owners are Mouldenhauer, Long, Roark and Benis. The Association already has a lease with the Currans, so no letter to them is necessary.

Policy for Penalties: Tabled.

Enforcement Letters:

Trimble: (general cleanup) - we will continue to watch the property;

Gesick: (general cleanup) - we will continue to watch the property,

Benis: (fencing and deck) - we are working with homeowner on timing (see below);

Prunsky: (general condition of property) nothing has been done and the Board should follow up to include a fallen structure.

Hastings: – nothing done – the Board should follow up;

Gardner (general condition of property) - continue to watch,

Lage (unsightly condition) the Board should follow up.

Moldenhauer: (unapproved structure on the lot). Letters were sent to the Moldenhauers regarding this unapproved structure. The Moldenhauers sent a response to the Board indicating that they do not believe that they have to remove the structure. It was moved, seconded and approved by the Board to refer the matter to Attorney Fickel for further action.

Benis: Benis' requested an extension for completion of their fence project to December 2012. A response draft was reviewed which suggests a compromise extension to September 30, 2012. The letter was approved by the Board and will be sent..

Telephone Notification System. The Board discussed the calls that should be sent prior to the annual meeting. Director Ruof and Bill Skeldum will get together to prepare a manual for the system. Tabled.

Dangerous Dog. A one day trial was held on December 5. The court issued a ruling in Northmoor's favor. Northmoor has incurred significant attorney fees which were awarded to Northmoor at the trial. An appeal by the homeowner may have been filed.

Insurance Policies: The Board will review the insurance policies.

Oil and Gas: Tabled.

Podtberg Dairy Machine. Tabled.

Unapproved Structures: A letter was sent to the Jurardos with regard to fencing and a metal overhang for their dogs which was not submitted for approval by the ACC. The letter requested a submittal to the ACC with proper paperwork for consideration at the next ACC meeting. Wayne Weber put a round temporary metal corral behind his horse structures. A letter was sent to Mr. Weber and the structure has been removed.

Records. Director Ruof requested copies of all correspondence from the last year. This will be an ongoing project.

Snow Policy: The Board discussed our current snow policy and agreed to continue as we have been.

New Business:

Dog Complaint/Neighbor Complaint: A complaint was received from the Riveras regarding dogs at large. The Board sent a letter regarding the Rieke's dog and the Hawkins dog which were reported to have been off their respective properties. They also complained about a neighbor yelling at their dog. A letter will be sent addressing this complaint.

Horses at Large: The Rivera's horses were loose this week. A neighbor reported horse droppings in their yard. There appears to be a hole in the Rivera's fence. The Board will ask Attorney Fickel for his recommendation.

Barking Dogs: A complaint was made to the Board regarding dogs barking at the Krey property. Director Ruof will draft a letter and deliver it.

Thank you to snowplow driver: The Board discussed a complaint about the location of the snow pile on Sage Court and the fact that the snowplow driver was very willing to resolve the problem

and was very cooperative. The snowplow driver was very careful with our property and willing to help resolve the problem. Director Rieke will write a letter.

Board Positions: Cindy Eldenberg is willing to serve on the Board. The Board discussed the appointment of Cindy Eldenberg. It was moved, seconded and approved to appoint Cindy Eldenberg to the Board to replace Rich Vance.

Community Association Group. Tabled.

Annual Meeting: The meeting is set for Saturday February 25th at the Johnstown hall. The Board discussed having law enforcement at the meeting. It was moved, seconded and approved to hire Weld County Sheriff's Deputies to attend the meeting.

Newsletter. A newsletter was sent out in January. The newsletter will be sent out on a quarterly schedule.

Annual Meeting Preparation: We need to prepare a packet for each homeowner. The packet includes the minutes from last year's meeting, the ACC report for the year, the financial report, last year's budget, current budget and proposed budget. We will need sign in sheets.

Chicken/Duck Coop Approval: Kim Coulson requested Board approval for a coop for ducks that she plans to foster for 3 months. This project is a bit different from the normal ACC approvals so Director Stroud is requesting Board's review and approval. It was moved, seconded and approved by the Board to allow a temporary placement of a chicken/duck coop and Director Stroud is directed to work with the Coulsons on an acceptable location. Director Deb Coulson abstains from the vote.

NEXT MEETING: The next regular meeting will be at Director Rieke's house on February 8, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary