

**Northmoor Acres Homeowners Association
Board of Directors Meeting
January 9, 2013**

Meeting held at Director Coulson's home.

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

Sabrina Schnitzler attended the meeting. A motion was made to accept Sabrina Schnitzler as a new member. She will be filling the remaining portion of Joan Waser's term. It was moved, seconded and approved to accept Sabrina Schnitzler as a new Board member.

Board Members Absent: None.

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Reports:

Secretary's Report for November:

The minutes of the November meeting were sent out by email. Members reviewed them and comments were sent by email. There were additional revisions suggested. The minutes were approved as amended.

Secretary's Report for November Special Meeting:

The minutes of the November Special meeting were sent out by email. Members reviewed them and comments were sent by email. The minutes were approved as amended.

September and October Minutes for Publication. The Board reviewed the September and October minutes for posting on the website. This is to comply with a change in the Colorado statute which protects the privacy of the homeowners.

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

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:

Anne Calvert – Stamps for mailing dues notices	\$18.00
Joanne Stroud – stamps for mailing annual meeting notices	\$54.00
Bruce Fickel – on account	\$155.00
Total	\$227.00

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

Royal Disposal (ongoing quarterly and previously approved) was paid \$3,540.00 in December.

Current Year Dues Report: There are 5 members that still owe something toward their annual assessments. Those members are Homeowner A, Homeowner B, Homeowner C, Homeowner D and Homeowner E. Director Stroud spoke to Homeowner A, who agreed to start making payments.

By mistake, Homeowner C and Homeowner D past due invoices were not sent in November for the current year dues. Therefore they were sent combined invoices for the current year dues and trash in December. There were also 23 invoices sent for second half of the trash of \$60 and 2 invoices for \$50 because part was paid.

Previous Year Homeowner Assessments: Homeowner A still owes the outstanding attorney fee of \$25 charged for the collection letter regarding the delinquent 2011-12 annual assessments. Homeowner B and Homeowner E are still outstanding. The bank, which now owns the Homeowner B property paid the past due assessments and we expect the remaining balance to be paid when the bank sells the property.

Architectural Control Committee: ACC Secretary Stroud reported that she hosted a holiday dinner party for the ACC members and spouses but no meeting was held.

Property Maintenance Report:

Greenbelt tree watering: Director Stroud offered the use of Homeowner F's truck and water tank. The Board discussed scheduling. Director Rieke will contact Director Stroud.

Dirt Ditch. Tabled.

T-Posts. Tabled.

Concrete Ditches: Tabled.

New members report: The Homeowner G family moved into Homeowner H's house. Director Stroud plans to meet them soon. She has made one attempt already. The Homeowner I closing has been rescheduled a couple of times and is now scheduled to close this month.

Neighborhood Committee: Director Coulson reported on the upcoming events that the committee has planned. March 30th is the date set for an Easter egg hunt. They are also planning a garden party, a Dancing in the Street event, a Picnic and children's caroling. They hope to create a Neighborhood Committee webpage and Director Eldenburg will assist. The committee will publish the 2013 events in the next newsletter. The Committee chose the Homeowner J property as the winner of the lighting contest. Homeowner K, Homeowner L and Homeowner M were also recognized. One of the Committee members donated a \$25 gift card to the Olive Garden to be given to the winners.

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. The Board discussed the background with Director Schnitzler. The hearing to show cause is scheduled for Feb 1, 2013 at 9:30. President Ruof will attend with Attorney Fickel.

Letter Committee/Enforcement Policy. Copies of a previous draft Enforcement Policy was passed out for the Board to review. Discussion will be at a later meeting.

New Policies.

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

Animal Policy. A second draft of an “Animal Equivalent Policy” was circulated for the Board’s review and discussion. Directors Stroud, Coulson and President Ruof will make suggested edits and create a new draft.

Board Position. Sabrina Schnitzler has agreed to join the Board and finish Director Waser’s term so she has 2 more years to serve.

CCIOA. The Board plans to review all policies and prepare updated policies for discussion and a comment period for 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 N – 3 horses. Homeowner N had surgery and had requested a hardship allowance to let her keep 3 horses on the property in December while she was recovering, granted.

Newsletter Items. The newsletter items were discussed above. A newsletter will be prepared and sent out in January.

Annual Meeting. The annual meeting letter and proxy cards were sent out this week. February 16th is the date for the annual meeting. The Board discussed the documents needed to be included in the member’s packets. Director Ruof will prepare a summary of the year for review. We also discussed other preparations for the annual meeting. The Board reviewed and discussed the budget to present to the members. The Board discussed having attorney Fickel attend the meeting. It was moved, seconded and approved to have attorney Fickel attend the meeting to

answer questions He will hold a discussion of the Homeowner O lawsuit at the beginning of the meeting. It was moved, seconded and approved to have police presence at the meeting. Director Stroud will create the sign in sheet and copies of the homeowner packets for the meeting. Director Martin will handle the signing in at the door. Director Hersch will bring refreshments and put up the signs.

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

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary