

Northmoor Acres Homeowners Association
Board of Directors Meeting
January 8, 2014

Meeting held at Director Hersch's home.

Board Members Present: Directors Coulson, Eldenburg, Hersch, Rieke, Ruof and Skeldum.

Board Members Absent: Martin, Schnitzler and Stroud.

Meeting chaired by Board President Ruof

Meeting came to order at 7:13 p.m.

Approval of agenda:

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

Reports:

Secretary's Report. Review of July 10, 18 and August 14 minutes. It was moved and seconded to approve the minutes. Motion carried and July and August will be posted. The Secretary and President Ruof are working on updating the remaining minutes and they will be posted in the near future. We will approve by email vote those minutes to be posted.

Treasurer's Report for September, October, November and December: The bookkeeper has revised these reports as a result of discussion with the financial subcommittee of the Board and we are working toward getting the reports posted on the website. The revised reports were presented by Treasurer Skeldum. The Board discussed the new format, which provides more detail and should be more understandable and transparent for HOA Members. We will ask the bookkeeper to add additional detail describing the deposits (expanding the splits). It was moved, seconded and approved to have the financial subcommittee work on preparing the budget and financial reports for the annual meeting. It was moved, seconded to approve the Board financial report for December. The Board voted to approve the report with one abstention. It was moved, seconded and carried to approve the revised financial reports for September, October and November in the new format. There was one abstention. Bookkeeper Russo will be directed to post the corrected reports. We want to include the proposed budget and financials in the mailing for the annual meeting.

Bills:

Bill Skeldum - postage	\$ 18.40
Royal Disposal (previously approved quarterly trash payment)	\$3,540.00
Cindy Eldenburg - Groupcast	\$ 190.00
Bruce Fickel – payment on account	<u>\$ 100.00</u>
Total	\$3,848.40

The Treasurer gave notice of reissue of check no. 2645 for \$14.97 to Jim Russo as check was damaged.

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

Current Year Dues Report: 110 people have paid in full. 16 people have paid second half of trash. 10 homeowners have not paid anything. There was discussion regarding the past due assessments. Treasurer Skeldum sent reminder invoices. Homeowner A has paid current years dues and trash, and now only owes \$348 for past due assessments. Board members will make an attempt to contact the delinquent owners and then discuss what further steps to take.

Compilation Report. Tabled.

Trial Financial Software. Board members are asked to look at the trial Quick Books online software and comment.

Neighborhood Committee: The Committee held a meeting January 7 to discuss their plans for the upcoming year. More information will be provided at a later date.

Architectural Control Committee: There was no meeting and no ACC report was provided.

Property Maintenance Report:
Tabled.

Greenbelt tree watering: Tabled.

Dirt Ditch. Tabled.

Concrete Ditches: Tabled.

New members report: Tabled.

Technology Committee. Director Eldenburg wants to explore how to use social media to communicate within the neighborhood. She will continue to explore ideas.

Old Business:

President Ruof and Director Skeldum plan to meet on a weekend soon and do an audit of the safe deposit box.

Enforcement Policy and Collection Policy. A subcommittee has been working on drafting these policies. Drafts are circulated. We want to schedule a meeting to review these soon.

Homeowner B. It appears that the number of horses being kept on the property are fluctuating. The Board will continue to monitor this situation.

Homeowner C. There have been 3 or 4 horses kept on the property. Additional follow-up will be done by the Board and/or the HOA attorney as needed.

Lawsuit Review. There was discussion about the collection process and the status of the bankruptcy proceeding.

Homeowner D Letter. A letter was sent on December 11th to Homeowner D regarding unapproved structures on the property, one of which is on the north side of the house and appears to be a big canvas barn. A response was requested by the beginning of next month. The Board will discuss the matter at the February meeting.

New Business:

A special Board committee meeting to discuss the budget to be presented to the Members was scheduled for January 12. An additional meeting for the policy committee was scheduled for January 25. Director Coulson will send the most recent version of the Collection Policy and the Enforcement Policy for review.

Annual Meeting. The Annual Meeting was scheduled for March 22, president Ruof will contact the Town of Johnstown to reserve the space. President Ruof, Director Coulson and Director Eldenburg have terms that expire.

Oil and Gas Lease. President Ruof forwarded a proposal from an oil and gas company. The Board will review the proposal and discuss at the next meeting.

NEXT REGULAR MEETING: The next meeting will be held February 12th at Director Martin's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary