

Northmoor Acres Homeowners Association
Board of Directors Meeting
January 21, 2015

Meeting on January 21, 2015 held at Director Coulson's home.

Present: President Ruof, Directors Coulson, Skeldum, Martin, Rieke, and Eldenburg

Absent: Directors Schnitzler, Hersch

Special Guests:

Kim Gardner – Oil & Gas Committee

Joanne Stroud – ACC Committee

Meeting came to order at 7:07 pm

Amended Agenda to include Methodology Oil & Gas Disbursements

Remove October Minutes Review (completed in Dec)

Moved, seconded and approved to accept agenda as amended.

Director Coulson presented Oil & Gas disbursement methodology for bonus monies and a discussion as to how to calculate disbursements ensued. Anadarko is doing a new base lease that is more amenable to addendums. We have eight weeks (until March 19) to negotiate the lease based on verbal agreement. The current offer from Anadarko will stay on the table until then.

President Ruof responded verbally to Homeowner 1 and Homeowner 2 emails regarding mineral rights.

Homeowner 3 had also sent an email regarding proxies for the special meeting. President Ruof had responded via private email.

Board noted that homeowner's special oil and gas meeting on Jan 17, 2015, had 86 homeowners present in person or by proxy out of 120 lots. Vote by homeowners was unanimous to approve motion: **We, the Homeowners, support the Board of Directors negotiating and executing an oil and gas lease for the mineral estate owned by the HOA.**

ACC Report was presented by ACC Committee Chair Joanne Stroud

Report Dated December 8, 2014

- Homeowner 4 internet tower referred to Board for decision
- Temporary storage container at Homeowner 5 was approved pending approval by Board. Approval given for period of time stated (June 2015). Waiting for Homeowner 5 to sign approval. Susy checked mail today and it is not there yet. Bill to check again on Saturday.
- Homeowner 6 – relocation of building was approved. Contacting neighbors as to what is happening.
- Homeowner 5 fence line still needs completion
- Homeowner 7 added solar system – project was approved, it appears completed, just need verification
- Homeowner 8 – chicken coup and loafing shed – need to verify completion.
- Homeowner 9 dog run needs plan to relocate. Letter was sent with no response.

- Homeowner 2 put t-post fence on north side of barn. Discussed removal a year ago with Director Stroud. Fence removed in the fall so no action taken, however the t-posts were put back in place this summer. Letter sent to suggest alternatives.
- Homeowner 10– temporary shed approved in August 2013 on a temporary basis. After 6 months asked for 6 month extension. Agreed to an additional 3 month extension that expired in November 2014. Should have been removed. Board moved to give them until the end of February to remove the structure. Joanne will talk with them and send a follow-up letter. If there is disagreement, the Homeowner 10 may present at the February Board meeting.
- Energy Solar Power group was meeting and has some questions. Subgroup will meet
- Greenhouse standards subcommittee met – will follow up with standards for greenhouses. One standard proposed was based on warranty.
- ACC Policy and Fencing guideline. Research needed on how other HOA’s notify neighbors of ACC Projects under review.
- Secretary of ACC needs computer and printer – suggested to put in budget proposal for 2015-16. Need to backup old computer sooner. Director Skeldum will help ACC Secretary Stroud back up old computer.
- There was no January ACC meeting.

Treasurer’s report:

\$3540.00	Royal Trash (standing approval)
\$ 149.00	Bruce Fickel - On account
\$ 280.00	Richard Bartels, CPA, \$280 for Oil & Gas financial advice
\$ 83.92	Jim Russo - 68.95 to office computer for software, \$14.97 web
\$ 60.00	Director Coulson - Oil & Gas Other - Meeting Rooms for Q&A
\$ 112.60	Director Coulson - Parking/mileage for Oil & Gas Other – Denver meetings
\$ 263.75	President Ruof - Oil & Gas Other (room rental, title copies, police security)
<u>\$ 25.00</u>	Director Eldenburg for phone system notification
\$4514.27	Total

Move to pay bills – seconded and passed

August and September Board Reports need to be approved. November Board report was approved in December to be posted.

Board Report for December was not distributed to all of Board yet. Will be distributed later this week for approval.

Homeowner 11 – still need to discuss lien release

President Ruof has a meeting with accountant tomorrow for 2013-2014 taxes.

Secretary’s reports

November and December minutes to be reviewed and approved by email. Get any further changes to President Ruof by the end of the week-

To Do List carryover:

Final Versions of Policies – President Ruof handed out a cover letter to be attached. She will update it with the feedback from the Board. Once the final version is received, Director Eldenburg will attach and send. President Ruof will ask our webmaster - Jim Russo - to post to the web and will also do US mail.

President Ruof handed out a portion of the Records Policy for review and discussion. Modifications will be made based on Board feedback.

Property Maintenance Report by Director Rieke

Hay was picked up from Green Belt area.

Broken Trees were cut and removed from picnic area on January 20, 2015

Attempts have been made to reach Director Schnitzler. Resignation from Director Stroud was accepted by Board. Need a Director of Members – President Ruof to gather responsibilities from Joanne.

Director Eldenburg to have webmaster Jim Russo update Correspondence forwarding to include all board members.

Discussion about money recovery options in regards to lawsuit.

New Business

President Ruof responded to Homeowner 5 email requesting Insurance Information.

Referred to the web site for the information.

Date for Annual Meeting: March 21 is proposed date. Board of Directors agreed this was a good date.

Supply Irrigating Ditch Shareholders Meeting. Director Coulson attended. They will be re-designing the diversion dam for Supply Ditch. Must be done before runoff this year. Will not affect this year's assessments, but will go up in 2016. The superintendent position is open at this time.

Director Coulson distributed cash flow projection. We are operating within the bounds of the HOA annual budget.

Meeting adjourned at 9:37 pm

NEXT REGULAR MEETING: The next Board meeting will be held February 11, 2015 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Cindy Eldenburg