

Northmoor Acres Homeowners Association
Board of Directors Meeting
January 13, 2016

Meeting held at Director Coulson's home.

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

Board Members Absent: Director Martin, Rieke and Rutt.

Meeting chaired by Board President Ruof

Meeting came to order at 7:12 p.m.

Approval of agenda: The agenda was reviewed and amended. It was moved, seconded and motion carried to approve the agenda as amended.

Reports:

Neighborhood Committee. No activity.

Treasurer's Report: Presented by Treasurer Skeldum.
Director Coulson prepared an analysis of her concerns regarding the Board report from September. There was discussion. Treasurer Skeldum will meet with the bookkeeper to determine the reason that the transactions are not clear. Once the September Board report is revised, the Board will review and approve the Board reports for August and September. The October through December reports will also be approved by email.

Bills:

Orten, Cavanagh & Holmes (O&G)	\$784.00
First National Bank (checks)	<u>\$50.00</u>
TOTAL	\$834.00

2015-2016 Assessments:

Full payment – 69.4%

Partial Payment - 24.5%

No Payment – 5.9%

The parties that have not paid are Homeowner 1, Homeowner 2, Homeowner 3, Homeowner 4, Homeowner 5, Homeowner 6 and Homeowner 7. Invoices will be sent. Director Coulson will work with the treasurer to get late and 2nd half trash invoices mailed.

2014-2015 Assessments: still due: Homeowner 5 – \$345, Homeowner 4 - \$298, Homeowner 6 -\$345. A statement letter is going once a month. Late charges continue to be added. There was no response to the letters offering payment plans. It was moved, seconded and motion carried for liens to be filed against property owned by Homeowner 4, Homeowner 6 and Homeowner 5. Liens will be prepared and if the Board does not receive payment by close of business on Friday January 15, liens will be filed.

2015-2016 Assessments: Parties that have not paid for current year: Homeowner 2, Homeowner 3, Homeowner 4, Homeowner 5, Homeowner 6, Homeowner 7 and Homeowner 1.

Taxes: Our CPA is working with Treasurer Skeldum and has all the materials to do Northmoor Acres taxes for the last fiscal year.

ACC Report. ACC Secretary Stroud presented the report for December 2015 and January 2016. No meeting was held in November.

There was approval for the Homeowner 8 to move their fence.

Discussion regarding the fencing on the Homeowner 4 property. The fencing has not been completed and is not in compliance with our guidelines. ACC Secretary Stroud offered to assist in drafting a letter regarding the fencing. She will work with President Ruof.

There was an approval of a structure in January. The entire approval was done using the new process on the website. ACC Secretary Stroud reported that the process worked very well.

Secretary's Report:

The minutes of the 2015 May, June, July and August are posted on the website. The September minutes will be posted this week. October, November and December 2015 minutes are out for Board review. The minutes are also posted for the January 17, 2015 Special Oil and Gas meeting.

Technology Report. Director Eldenburg will work with ACC Secretary Stroud to get the ACC printer and computer set up.

Property Maintenance:

Director Rieke was not at the meeting. The report was presented by President Ruof. Director Rieke and Homeowner 9 have been working with Weld County and Berthoud to have our roads plowed when it snows. Weld County did put sand down in the subdivision in the last storm.

Ditch Meeting: Supply Irrigation Ditch Annual Meeting is January 15th. Director Gardner will attend.

New Members Report. Homeowner 10 is the new neighbor on Cholla. Director Gardner met and welcomed them.

Director Gardner will be responsible for updating the database once he has instruction from Director Eldenburg.

Oil and Gas Committee:

At the advice of our attorney, President Ruof sent a letter to our insurance carrier to notify them that Northmoor Acres Homeowners Association has entered into an oil and gas lease.

President Ruof contacted our attorney regarding advice on how to handle assessment reimbursement if the Board decides on that course of action. The attorney gave language for a cover letter to the association members. .

There was a discussion regarding the refund of late fees.

There was discussion regarding a special oil and gas meeting or handling the oil and gas matters at the annual meeting. It was agreed that we would have a special homeowners meeting on a date about 30 days from this meeting to present information to the homeowners and address homeowner's questions and concerns. President Ruof and Director Coulson will discuss our options with the Orten firm. The Board discussed a tentative meeting date of February 20th. Director Coulson will call to schedule the Johnstown Community room if it is available.

Governing Document Committee: Director Coulson reported that the committee has been working on cleaning up and organizing Northmoor's governing documents. She showed us the progress so far. There was discussion.

New Business:

Thank you from Attorney Fickel. President Ruof shared with the Board the thank you note from Attorney Fickel.

Annual Meeting. The Board has agreed to a date for March 19th. President Ruof will send out the to-do list.

Records request from Homeowner 11. President Ruof sent a response to Homeowner 11 regarding his records request.

Orten Homeowner's Association Informational Meeting. An invitation was received from the Orten law firm for an informational meeting February 10 regarding homeowners association issues. The Board meeting is on the same night. The Board meeting was rescheduled for February 9.

Newsletter. Director Coulson will be sending out a newsletter.

New Board Members. Director Coulson and Director Gardner are trying to solicit new Board members. If they can get affirmative responses, short bios will be put in the newsletter.

Director Duties. Director Gardner will contact parties that we might hire to help with some of the Secretarial and financial work. This can be presented to the homeowners at the annual meeting.

Old Business:

Royal Disposal Additional Charges. Homeowners with questions regarding the trash policy are to be directed to the website. The information will also go into the newsletter again.

Homeowner 12 Dog Running at Large. Joanne Stroud reported that the dog was out again. She called animal control. The Board has sent 2 letters and will continue to monitor the matter.

Homeowner 2 Trucks. A letter was sent regarding the two tractor trailers that have been on the property for the last several weeks.

Homeowner 6 Shipping Container Follow-up. President Ruof will draft a follow up letter. A follow up letter was sent December 16, 2015.

Homeowner 6 Property Condition. Director Coulson will draft a follow up property condition letter.

Homeowner 13 Letter. A property condition follow up letter will be drafted by Director Coulson for Board approval.

Homeowner 4. A property condition follow up letter will be drafted by President Ruof for Board approval

Enforcement Policy. President Ruof will work on Enforcement Policy and the fine schedule.

Adjourned at 10:12 p.m.

Next meeting February 9, 2016

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary