

**Northmoor Acres Homeowners Association  
Board of Directors Meeting  
July 13, 2011**

Meeting held at Director Rieke's home.

Board Members Present: Directors Calvert, Hersch, Ivarson, Martin, Rieke, Ruof, Stroud and Vance

Board Members Absent: Director Waser

Meeting chaired by Board President Ruof

Meeting came to order at 7:10 p.m.

Approval of agenda: The Agenda was approved as amended.

**Reports:**

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

Annual Meeting Minutes: The Board reviewed and revised the draft of the minutes of the February 2011 annual meeting. The minutes are ready to be presented to the members at the next annual meeting.

Treasurer's Report for June: The report was presented by Treasurer Calvert. The Treasurer's report was approved.

**Bills:**

Royal Disposal (approved last month)	\$3,540.00
Ginny Hersch (garage sale signs - \$37.75, stamps for news letter -\$11.00 and Northmoor Corporate report filing -\$10.00)	\$58.75
Steve Beitz – mowing	\$1,220.00
Bruce Fickel - legal fees dangerous dog matter	\$1,676.00
Susy Ruof - office supplies news letter	\$14.93
Farmers Extension Ditch (\$175 per share for 11 shares)	\$1,925.00
Safe Deposit Box rental (automatically deducted)	\$5.00
Anne Calvert - postage for dues invoices	<u>\$44.00</u>
Total	\$8,483.68

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

Dues report: Harris owes \$60 and Trimble owes \$220. The Board discussed filing a lien against the Trimble property. Dues invoices were sent out and we have received about 70% of the dues.

Architectural Control Committee: It was not necessary to have a meeting as there were no approvals.

Property Maintenance Report:

Ditch: Director Martin spoke to Attorney Fickel about Northmoor's use or purchase of the concrete ditch from the McWhinney company. Attorney Fickel has spoken to John Hunt who suggested that we present a proposal to the McWhinneys that could be taken to the board and they probably would accept the proposal and we could move on. The first step is to have a surveyor describe the ditch. Director Martin will contact some surveyors and get bids.

Pond: Director Rieke has ordered water but it has not shown up yet. He will check with the ditch company.

Mowing and Weeds: Director Rieke reported that Jeff Russell from the Lawn Doctor will be spraying for pine beetles this week. He will submit a proposal for spraying the weeds also. Steve Beitz mowed the greenbelt but cannot pull the dirt ditch. Director Rieke has asked one of the Nygren boys if they would be willing to do the ditch. He has not heard yet. Director Stroud may have a contact if we don't hear from the Nygrens.

Summary of Maintenance: Director Rieke will present a summary of the work done last year at a future meeting.

Oil and Gas: Director Martin is still working on gathering information about leasing oil and gas that might be under Northmoor. He will continue to gather information.

New members report: Nothing to report.

**Old Business:**

Tract D-2/Frank Long. Director Ivarson has been working on locating the pins. Director Martin, Ruof and Stroud will also help to locate the pins using a metal detector rather than hiring a surveyor.

Policy for Penalties: The Board discussed how to move forward.

Letters: The Board received a response letter from Mrs. Hastings requesting an extension on the deadline for correction of the conditions outlined in the letter. The Board agreed to extend the deadline because of the circumstances. Director Ruof will contact them directly. The Gesick's property has improved. The Board will send a letter acknowledging the work. The Prunsky property has been mowed but continues to be unsightly. The Board will send a follow up letter. The Gardener property will be discussed at a future meeting. The Board discussed sending a letter to Paula Hawkins whose dog has been running loose. Director Ruof will send a letter.

Telephone Notification System. Director Ruof will get together with Bill Skeldum when he is better. She will send out a notification about the garage sale.

Dog at Large. Directors Ruof and Stroud spoke to attorney Fickel regarding the status the case. The Riveras have hired another attorney but that attorney has not filed a formal entry of appearance. There is a pretrial conference set for July 26.

Garage Sale: The garage sale will be held on July 23 and 24.

News letter. A newsletter was sent out in June.

**New Business:**

Insurance Policies: Attorney Fickel suggested that the Board members should read the policies and be familiar with them. Director Ruof, Vance, Ivarson and Hersch will read our policy before we send it to Attorney Fickel.

NEXT MEETING: The next regular meeting will be at Director Hersch's house on August 10, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary