

**Northmoor Acres Homeowners Association
Board of Directors Meeting
July 18, 2012**

Meeting held at Director Stroud's home.

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

Board Members Absent: Directors Martin and Waser

Meeting chaired by Board President Ruof

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

Approval of agenda:

It was moved, seconded and approved to approve the Agenda.

Reports:

Secretary's Report for June:

The minutes of the June meeting were approved.

Treasurer's Report for June: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Current Year Dues Report: There are 35 members that still need to pay their annual assessments.

Bills:

Anne Calvert – Garage Sale advertising	\$98.40
Attorney Fickel – Attorney Fees on account (Rivera Appeal and Misc.)	\$500.00
Ginny Hersch – Copies of court filings	\$20.72
Trash – (approved quarterly payment)	\$3,540.00
Travelers Insurance – D&O	<u>\$1,187.00</u>
Total	\$5,346.12

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

Previous Year Homeowner Assessments Report:

Byrum – paid \$220. Attorney Fickel following-up to obtain the outstanding attorney fee of \$25 for the first letter sent which resulted in the HOA receiving 2011-12 annual assessments from Byrum.

Gibbs – unpaid – currently owes \$220 plus attorney fees. This is being handled by Attorney Fickel. The Board discussed a lien if no payment has been received. President Ruof will call Attorney Fickel for an update.

Trimble - Unpaid. A lien will be filed for the 2011-2012 assessments and special trash assessment.

Architectural Control Committee: There was no meeting held in July as no projects were submitted for approval. A meeting will be scheduled in August.

Neighborhood Committee: Director Coulson reported that the Committee met July 17, 2012. The Committee is preparing for the annual homeowners' picnic on July 28 at 4 pm at the picnic area. Director Eldenburg will work with President Ruof to prepare an on-line invitation. The Board discussed an acknowledgement for Jeanne Glanz, a longtime neighbor, to be given to her at the picnic. Director Coulson and President Ruof will compose and send a reverse 911 message as a reminder about the picnic.

Property Maintenance Report:

Prairie Dogs. President Ruof has been watching the prairie dog holes in the greenbelt for signs of further activity but nothing has been detected. If there is further activity, it will be addressed.

Watering. Director Rieke reported that the trees in the greenbelt have been watered with the drip system.

Director Rieke reported that there has been little response for help on the Property Maintenance Committee from people that had previously expressed an interest in being members.

Greenbelt mowing. The grass is not growing due to the drought. The Board discussed mowing and decided to possibly call the Johnstown Fire Department to have them visit the property.

Director Rieke thinks that the landscape company that handled our mowing last year would not travel here for a partial mowing of the perimeter. Director Eldenburg will talk to her husband regarding the use of their equipment. Director Stroud will call a farmer she knows to see if he would be willing to do some mowing of the greenbelt.

President Ruof and her husband cut down the thistles around the pond.

Terry Showwalter has been mowing the picnic area in preparation for the picnic. The Board discussed sending an acknowledgement card. Director Stroud will handle this in Director Martin's absence.

T – posts in greenbelt. There are some t-posts in the greenbelt that have been used to hold up trees. Many of these can be removed. President Ruof will ask Mike McGinty and Dave Klink to help with this project. The group will also address the t-posts that are being used as property markers.

Dirt Ditch. The Property Maintenance Committee will be handling the maintenance of the dirt ditch.

Concrete Ditches: This is tabled until Director Martin returns.

New members report: Director Stroud welcomed new neighbors Scott and Jenny Kloberdance who have moved into the Glanz house on Mesquite Court. There are still properties for sale on Cactus, Brittlebush and Staghorn.

Old Business:

Enforcement Actions Regarding Property Cleanup: The Board discussed action on properties which need attention. It was moved, seconded and approved to have the enforcement letters drafted for review and approval by the Board.

Dangerous Dog. The District Court issued it's ruling on the appeal and affirmed the County Court's judgment ruling in favor of Northmoor and remanded the matter back to the County Court for the award of attorney fees. A hearing will be set.

New Business:

Homeowner Feed-back: There were some comments to the Board on the assessment receipts stating homeowner comments and concerns for covenant enforcement. President Ruof will respond appropriately.

Community Associations Institute / HOA Procedures. The Board is now a member CAI which will provide access to resources and information to assist with operating procedures of the association. President Ruof has begun to disseminate the information she is receiving to the Board members and will continue to work on review of the CAI information.

Recent Break-ins: There have been several break-ins in the neighborhood recently. The Board believes that the responsible party has been charged but we don't have concrete information. The Board discussed how to make the neighborhood more secure. Director Eldenburg looked into Neighborhood Watch but we are already doing most of what the program offers to residents of our community. She will follow up with the Weld County Sheriff for any programs that they offer. The Board discussed participating in America's Night Out and having information available at the picnic. We will continue to share helpful information with our members.

Technology. Director Eldenburg suggested that we keep records in a database on Google Docs or some type of information system. She is exploring this further. The Board discussed implementing Pay Pal for assessment payments which was requested by a member. Director Eldenburg will explore this.

Newsletter: Newsletter items for next newsletter: Neighborhood Watch.

New Board Member. Susy Ruof has tried to reach Director Waser to determine whether she plans to remain on the Board. We will reach out to her this coming month and make a decision.

Pending Items:

Tract D-2, oil and gas, Training on reverse 911 system, Blue Book, electronic copy of all correspondence, Ditch Survey.

CAI Items: Policy for penalties, Board Insurance Policies, record keeping and access.

NEXT MEETING: The August meeting will be held August 9th at Director Coulson's house.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary