

Northmoor Acres Homeowners Association
Board of Directors Meeting
July 10, 2013

Meeting held at Director Rieke's home.

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

Board Members Absent: None

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Treasurer's Report for July: The report was presented by Treasurer Skeldum. There was discussing regarding the Traveler's insurance bill and the necessity to carry insurance. There was discussion regarding the use of postage and how it can be described in more detail in the Treasurer's report. There was discussion regarding fiscal year-end reporting, descriptions, how and when the year-end report should be posted. The Budget Committee reviewed all of these items and offered suggestions.

Bills:

Safe Deposit Box	\$15.00
Royal Disposal (previously approved)	\$3,540.00
Traveler's Insurance (approved when bill comes)	\$ 1,246.00
Bruce Fickel – payment on account	<u>\$150.00</u>
Total	\$4,951.00

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

Current Year Dues Report: We have received approximately half of the current year dues and assessments.

Past Year Dues and Assessments: Homeowner A owes past years dues and assessments for 2 years. Treasurer Skeldum met with Homeowner A regarding his payment schedule. Treasurer Skeldum prepared a spreadsheet to track the payments.

Budget Committee Discussion: The Board discussed the Budget Committee findings and recommendations and the scheduled special meeting between the Board and the Budget Committee. Committee chairwoman Coulson asked for feedback before the joint meeting July 18.

Reports:

Secretary's Report. The Secretary's Report for the May 15 meeting, the May 22 Special Meeting and the June 12 meetings were presented by Director Eldenburg. These will be taken home and reviewed and we will look at them at the next meeting.

Neighborhood Committee: The Committee is planning a Dancing in the Street and National Night Out event August 10, a Farmer's Market August 24 and a Car Show/Picnic September 7. The feedback on the Garage Sale was that there was not very much traffic.

Architectural Control Committee: There was a meeting June 25th. ACC secretary Stroud will submit the report at the next meeting. There were no approvals yet for July.

Property Maintenance Report:

Hay: Director Martin is working with Business Owner A who has agreed to mow the greenbelt and bale the hay. He will keep the hay as compensation and Northmoor will not owe anything for the mowing. Director Martin or a committee member will ride with him to point out Northmoor openspace. We will send out a reverse 911 call.

Prairie dogs: President Ruof has been working with Homeowner B regarding the prairie dogs that are on their property. Homeowner C spoke to Mr. Podtberg regarding the prairie dogs that are on the dairy property. They are crossing over onto Northmoor property near Homeowner B's house. Mr. Podtberg will have the exterminator remove the prairie dogs from Northmoor property at the same time they work on the Podtburg property at no expense to Northmoor.

Thistles: There are thistles growing around the pond. Director Eldenburg used her weedwacker to cut them down.

Trees. We need to keep watering the trees in the greenbelt and remove the dead ones.

Water. There has been no positive response to our efforts to rent the Supply water. Director Eldenburg will post an ad on Craig's list and Directors Stroud, Rieke and Martin will continue to work on this. The pond was filled with overflow water (free).

Concrete Ditches: Tabled.

Dirt Ditch: The Board discussed the fact Homeowner D have filled in the headgate to our ditch on the county road right of way. They had flooding problems 2 years ago when the Podtburgs over filled their ditch and water ran over onto Homeowner D's property. We have to do maintenance on our ditch including having it pulled. Director Skeldum did some shovel work a few years ago, the tree guys mowed the ditch 2 years ago and shoveled it 4 years ago. It is due for maintenance. ACC Secretary Stroud will review the records to see if Homeowner D were told that they would need to move their fence so we could maintain the ditch. We believe that the fence was constructed so that the rails could be removed for ditch work. Director Eldenburg has a backhoe and could dig this out. Directors Rieke and Eldenburg along with President Ruof will spearhead the Property Committee to organize some work sessions. Homeowner E and Homeowner F will be contacted as they have expressed an interest in working on the greenbelt.

New members report: Director Stroud reported that there are new owners in the property formerly owned by Homeowner G on Northmoor Drive. The Homeowner H property has been sold but the closing is delayed. The Homeowner I property is still for sale.

Technology Committee. Tabled.

Old Business:

Policy Committee – Review Current/New Policies. The committee is working on drafts of new policies. Director Eldenburg and Coulson are working with webmaster Russo to update the website.

Lawsuit update: We will continue collection efforts.

Animal Policy. Tabled.

CCIOA. Tabled.

Pending Items: Review of all policies, Tract D-2, oil and gas, training on reverse 911 system, Blue Book update, electronic copies of all correspondence, water engineer.

New Business:

Business Inquiry. Homeowner J sent the Board a letter requesting permission for his wife to operate a business from their home. The Board discussed this request. Director Eldenburg will draft a response for the Board's review.

NEXT REGULAR MEETING: The next meeting will be held August 14, 2013 at Director Schnitzler's home.

The meeting was adjourned at 9:50 p.m.
NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary