

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
July 21, 2016

Meeting held at Berthoud Community Center

Board Members Present: Directors Coulson, Gardner, Hersch, MacFarlane, McCollum, Rieke, Ruof, Rutt and Sprague.

Board Members Absent: None.

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

Meeting chaired by Board President Ruof

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

Schedule of Annual Board Requirements. Director Coulson and President Ruof put together a timeline and list of items that the Board needs to address each year. There was discussion and the list was amended. Director Coulson will revise and pass out monthly. Revisions and updates can be done as needed.

ACC Policy Document. Director McCollum disagrees with the ACC Policy and Procedure Document. Discussion.

Director McCollum – wants to dissolve the ACC. Discussion. It was discussed that the Architectural Control Committee is mandated by Northmoor Acres governing documents.

Director McCollum – wants to dissolve the HOA. Discussion.

Response letter to 20127 Northmoor Drive. An email was sent to the Board regarding objections to items in the newsletter. Director McCollum recused himself and the Board discussed a draft of a response letter. It was moved, seconded and approved to send a revised version of the letter to 20127 Northmoor Drive.

20957 Northmoor Drive email. The Board discussed a response drafted by President Ruof. It was moved, seconded and approved to send the response letter.

5411 Sage Court shipping container. Discussion regarding the shipping container on the property. Attorney Fickel was consulted. President Ruof also drafted a letter which was passed out. There was discussion regarding the letter. It was moved, seconded and motion carried authorizing a small claims lawsuit to be filed. President Ruof was authorized to sign the paperwork.

Property Maintenance:

Greenbelt Mowing: Director Gardner got a bid for \$1,500 and Director Sprague got another bid for \$1,500. Past Director Mike Martin worked with Dale Alps in the past. No one has spoken to him yet. If Dale Alps can't mow immediately, by the 5<sup>st</sup> of August, we will try to hire someone else. It was moved, seconded and approved to pay someone up to \$1,500 to mow by August 5.

Dirt Ditch Pulling. Tabled. President Ruof will send out an email for dates for a separate meeting.

Status of Perimeter Ditch Cleanup. Tabled.

Weed Spraying. This is in process.

Evaluation of Need for Tree Trimming in Picnic Area. Director Sprague will call tree guy. Director Gardner will be backup.

**New Business:**

Discussion of Invoice from Hindman Sanchez. We received a response from Hindman Sanchez which was not adequate and did not answer our question. The charge of \$500 has been paid. There was discussion. Director Gardner and Director MacFarlane will meet with Hindman Sanchez.

Governing Document Review Status: Tabled.

**Reports:**

Treasurers Report:

The Board report will be tabled pending a new report being prepared, which will be sent out by Director Coulson.

The turnover of Treasurer materials and accounts between Treasurer Rieke and past Treasurer Skeldum has not taken place. This should be done soon.

Director Coulson transferred \$5,000 to checking in order to pay the bills. It was moved, seconded and approved to ratify Director Coulson's action.

Bills:

Cate Brothers (property maintenance ditch)	\$742.50
Deb Coulson (education mileage)	\$23.76
Travelers Insurance	\$1,274.00
Royal Trash	<u>\$3,540.00</u>
TOTAL	\$5,580.26

Ratify payment to Travelers Insurance for payment approved by email. It was moved, seconded and approved to ratify the payment of \$1,274.00 for insurance that was made by email on July 2. A payment was made to Royal Trash for \$3,540.00 for the quarter. This was previously approved.

Meeting with David Straka. President Ruof has attempted to reach David Straka requesting a report showing where the yearend discrepancy of \$102 is for FY 2014-15.

CD Rates. Director Gardner will search for the best rate and report back to the Board. This is tabled.

ACC Report. ACC Secretary Stroud gave the report for July. Board members received the report in their packet.

20336 Northmoor. ACC Secretary Stroud reported that the homeowner has miniature horses. Has a fence on 3 sides but recently put up metal panels to create a 4<sup>th</sup> side. Metal panels are permitted within an approved perimeter fence but never as a perimeter fence. The ACC is asking the Board to send a letter requesting a plan for proper livestock fencing. This includes 2 sides if horses are to be contained because 1 side is a low, 2 rail decorative fence. ACC Secretary Stroud agrees to assist the Board and draft a letter. It was moved, seconded and approved for ACC Secretary Stroud to make the first draft of a letter giving the homeowner 30 days to remove the panels and submit a plan for proper fencing.

Secretary's Report:

June minutes were sent out by email for approval. It was moved, seconded and motion carried to approve the June Minutes.

Minutes of Annual Meeting. President Ruof sent a draft of the annual meeting minutes. This will be discussed at the next meeting.

Neighborhood Committee. Director McCullum has agreed to be Director of Events. He will handle the Northmoor signs and scheduling of events.

Governing Document Committee. No report at this time.

The remainder of the agenda is tabled.

Adjourned at 9:45 p.m.

Next meeting August 18, 2016

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary