

**Northmoor Acres Homeowners Association
Board of Directors Meeting
June 8, 2011**

Meeting held at Director Ivarson's home.

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

Board Members Absent: Director Stroud and 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.

Special Guests. The agenda was suspended to recognize special guests Larry Armfield and Carol Lowe who attended the meeting to ask questions about altering the façade of their barn. They were directed to the ACC.

Reports:

Secretary's Report for May: The minutes of the May meeting were approved as amended pending review by Director Stroud.

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

Bills:

Jim Russo Webmaster	\$90.00
Jim Russo Bookkeeper	90.00
Jim Russo – Web host	20.97
Joanne Stroud ACC Secretary	90.00
GroupCast (Reverse 911 annual fees)	180.00
Anne Calvert (Certified Mail)	<u>6.09</u>
Total	\$477.06

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

The Royal Disposal bill will be due July 1. Treasurer Calvert is authorized to pay the bill when the invoice arrives. She is authorized to transfer any funds needed from savings. That bill will be reflected in next month's bills.

Dues report: Harris owes \$60 and Trimble owes \$220. The Board discussed filing a lien against the Trimble property. Dues invoices need to be sent out. Bill Skeldum has the template for an invoice but he is very ill. The Board discussed how to get the invoices sent out. Directors Ruof and Vance will work on the invoices.

Architectural Control Committee: Tabled.

Property Maintenance Report:

Ditch: Director Martin showed the Board the location of our ditches and gave an explanation of how the ditches deliver water to the subdivision. He provided Attorney Fickel with the maps. Attorney Fickel is working to contact John Hunt at the McWhinney Company to reach an agreement regarding Northmoor's use or purchase of the concrete ditch.

Pond: The Board discussed filling the pond this year. It was moved seconded and approved to order water. Director Rieke will order the water.

Mowing and Weeds: Director Rieke reported that it has been too wet and cold to spray. It is time to mow. The Board discussed possible mowing contractors. Director Rieke will call Steve Betz. He will also ask Steve Betz about pulling the dirt ditch. If Steve Betz can't do it, he will ask the Tree Guys.

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 gathering information about leasing oil and gas that might be under Northmoor. He will continue to gather information.

New members report: Tabled.

Old Business:

Tract D-2/Frank Long. Tabled. Director Martin and Ruof will locate the pins using a metal detector rather than hiring a surveyor.

Policy for Penalties: This is tabled.

Letters: It was moved, seconded and approved to direct Director Waser to send unsightly letters to Prunski and Gardener. Director Calvert will speak to Director Waser.

Telephone Notification System. Tabled. Director Ruof will get together with Bill Skeldum.

Dog at Large. Director Ruof spoke to attorney Fickel and gave a report outlining the status of the case. The Riveras have hired another attorney but that attorney has not filed a formal entry of appearance. The Court is trying to set the pretrial conference.

Annual Meeting Minutes and Ideas for next year. Director Hersch will send out the draft of the 2011 annual meeting and the Board can discuss.

New Business:

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

News letter. The Board reviewed a draft of a newsletter which will go out this week.

NEXT MEETING: The next regular meeting will be at Director Rieke's house on July 13, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary