

Northmoor Acres Homeowners Association
Board of Directors Meeting
June 20, 2012

Meeting held at Director Martin's home.

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

Board Members Absent: Director 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 May:

The minutes of the May meeting were approved as amended.

Annual Meeting Minutes: The Board reviewed a 2nd draft of the 2012 Annual Meeting minutes. Amendments were made and the revised Draft minutes were approved. President Ruof and Secretary Hersch will fill in the final information and a draft will be presented to the homeowners at the next annual meeting for approval by the members.

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

Bills:

Jim Russo - Web Hosting	\$14.97
Jim Russo – Webmaster	\$90.00
Jim Russo – Bookkeeping	\$90.00
Attorney Fickel – Attorney Fees on account (Rivera Appeal and Misc.)	\$200.00
Deb Coulson – Picnic supplies	\$100.00
Joanne Stroud – ACC Secretary	90.00
Mike Martin - flowers (homeowner surgery)	\$17.05
Ginny Hersch – Filing Annual Report with Secretary of State	\$10.00
Anne Calvert – reimburse for payment to Group Cast (Reverse 911)	\$180.00
Anne Calvert – envelopes, stamps, labels and printing dues invoices	<u>\$121.51</u>
Total	\$913.53

Traveler's Insurance – an invoice for the Director's/Officer's Insurance is expected prior to the next scheduled Board meeting. Approval was given for the Treasurer to pay the invoice for up to \$1,200.

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

Homeowner Assessments report:

Byrum - An additional letter will be sent by Attorney Fickel for the outstanding attorney fees.

Gibbs - owes \$220. The Board will discuss further action in July if no payment is received.

Trimble - Unpaid. A lien will be filed for the 2011-2012 assessments to cover the \$220.

Architectural Control Committee: There was no meeting held in June as no projects were submitted for approval.

Neighborhood Committee: Director Coulson reported that the committee met June 12, 2012. The date for the annual homeowners' picnic is being changed to July 28. It will be held at 4 pm at the picnic area. The committee members continue to work on preparation for the garage sale and other projects. Director Coulson and President Ruof will compose and send a reverse 911 message as a reminder of the garage sale and the picnic date change.

Property Maintenance Report: President Ruof and Director Martin covered the prairie dog holes and pulled up stakes. They will continue to watch the holes for any further activity.

The greenbelt trees have been sprayed for pine beetle.

Watering. Director Rieke will work with Mitch Cheek to water the trees with the drip system.

Directors Ruof and Rieke discussed the property maintenance committee. A meeting of volunteer members will be set.

Water Sale: The Ish water will be sold to the Olson Bros. Inc. for \$1,347.50. An invoice will be sent by the Treasurer.

Concrete and Dirt Ditches: There was no discussion at this meeting. This is tabled until a later meeting.

New members report: There are houses for sale on Brittlebush, Cactus Drive, Staghorn Court and on Mesquite Court.

Old Business:

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. It was moved, seconded and approved to post the text of the decision on the Northmoor website.

Records. Director Ruof requested copies of all correspondence from the last year. This will be an ongoing project.

New Business:

Recent Break-ins: There have been numerous break-ins in the neighborhood recently. They were clustered on Cactus Drive and Northmoor Drive. The Board discussed how to make the neighborhood more secure. One potential is a Neighborhood Watch program. Director Eldenburg will look into Neighborhood Watch. President Ruof will assist. A reminder will be placed in the newsletter asking the HOA members to secure their property.

Technology. Director Eldenburg, the Director of Technology suggested that we keep records in a database on Google Docs or some type of information system. She will explore this further. Director Eldenburg will work with Jim Russo on the email system and some kind of messaging system.

Community Associations Institute. President Ruof has been receiving (via email) a lot of HOA information from this organization. She will start disseminating this information to the other Board members. There was discussion about posting this information on Google Docs or some system that the Board can access.

Newsletter: Director Coulson will send out the next newsletter draft for Board approval the first week of July.

New Board Member. Susy Ruof will call Director Waser to get an understanding of whether she plans to remain on the Board.

McGinty/Hittson Horses. It was reported that in the past several weeks more than 2 horses have been seen at the property at various times. Covenant 2 states that there shall be no more than 2 horses per lot. A reminder email will be sent.

Pending Items:

Tract D-2, Ditch Survey; oil and gas, policy for penalties; reverse 911 system, review of board insurance policies, Podtburg Dairy machine, Blue Book, t-posts in the greenbelt, electronic copy of all correspondence.

Discussion of all enforcement letters were tabled until the July meeting.

NEXT MEETING: The next regular meeting will be at Director Stroud's house on July 18, 2012. The August meeting will be held August 8th at Director Coulson's house.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary