

Northmoor Acres Homeowners Association

Board of Directors Meeting

June 12, 2013

Meeting held at Director Schnitzler's home

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

Board Members Absent: Hersch and Stroud

Meeting chaired by Board President Ruof

Meeting came to order at 7:14

Approval of Agenda:

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

Reports:

Review of Financial Reports:

New Financial Reports were presented and discussed:

Balance Sheet: it was suggested we change category from credit card to something more appropriate to represent the current account payables.

Bills:

| | |
|-------------------------------------|------------------|
| Bill Skeldum | \$ 18.40 |
| Ginny Hersch | \$ 10.00 |
| Jim Russo (web master) | \$ 90.00 |
| Jim Russo (web hosting) | \$ 14.97 |
| Jim Russo (bookkeeper) | \$ 90.00 |
| Joanne Stroud (ACC Committee Chair) | \$ 90.00 |
| Farmers Extension ditch | \$2860.00 |
| Bruce Fickel – payment on account | <u>\$ 100.00</u> |
| TOTAL | \$3273.37 |

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

The Board authorized paying for the insurance in June up to \$1250.00. It was moved, seconded and approved to pay the insurance up to \$1250.

The Board approved the conversion of a CD to cash if needed to meet this commitment. It was moved, seconded and approved to convert a CD to cash if needed to pay the approved bills.

Dues Report: Homeowner A's assessment check was returned by the bank. We received a replacement check, which has not yet been deposited. There was no returned check fee.

Budget Report:

Reviewed the \$13,000 approved budget. We need to add back in bookkeeping fees. Ditch and Insurance increased over last year. Currently CAI Education is at \$500. With the annual fee and books we purchase and need to reimburse to President Ruof, \$500 is the right level of budget. If we lower the property maintenance to \$1500, we can add monies back into the budget for bookkeeping, ditch, insurance, and legal. We can also add \$240 as recommended by the budget committee to the Neighborhood Committee.

It was moved, seconded and approved to approve the budget by category as modified during the meeting.

Discussion held as to how to acknowledge and meet with the Budget Committee. Also talked about how and what we are doing to implement their recommendations.

Directors Coulson and Eldenburg will consider whether to put together a PowerPoint to use at a meeting between the Board and the Budget Committee as we discuss implementation of their recommendations.

Secretaries Report:

Director Eldenburg to compile the May 22nd special meeting report for review.

Architectural Report : There was a meeting held in June but the ACC report will be provided at the next meeting.

Property Maintenance: Need to water dead trees so that we can pull them with a tractor. Director Rieke started running water today for the greenbelt.

Greenbelt and baling: Director Martin found a farmer who said he will cut and bale for either \$4 a bale and we can sell on the open market, or he will take the bales and charge us nothing. Director Martin was requested by the Board to agree to terms where the farmer will complete mowing at no charge and take the bales. He was authorized to start the mowing.

New Ish - water lease is a done deal, received \$990 check, which recovers all our cost this year for our New Ish water shares.

Supply water - left message with Erik, Director Stroud is following up with her contacts. The HOA would like to get \$800 (this year's cost of our Supply water shares) or best offer.

Map of sprinkler system - we will try to re-map based on what greens up.

Neighborhood Committee: The next scheduled meeting is July 9, 2013.

New Member Report – There are new neighbors on Northmoor Drive, their names will be provided at a future meeting.

Technology Report – Nothing new to report.

Other Business

Meeting Dates and places – Meeting will be at Director Rieke’s home next month (July).

Letters – Director Eldenburg to draft follow-up letter to Homeowner B for horses with foals.

Safety deposit box audit will happen before the July Board meeting.

No update on concrete ditch.

Insurance Survey - Director Hersch will complete.

Need to consider response to term limits in newsletter – President Ruof to draft.

Policy Committee Meeting - Sunday 6/23 10:00am at Director Eldenburg’s home. Policy Committee to make recommendations about where to place items required by CCIOA or recommended by Budget Committee on website. Director Ruof to meet with Webmaster Jim Russo to discuss. Compilation audit will be posted after CPA does taxes this year, needs wording change before posting per recommendation by CPA.

Meeting adjourned at 9:05

NORTHMOOR ACRES BOARD OF DIRECTORS

Cindy Eldenburg, “Acting Secretary” for this meeting