

Northmoor Acres Homeowners Association
Board of Directors Meeting
June 18, 2014

Meeting held at Director Hersch's home.

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

Board Members Absent: Rieke, Schnitzler and Skeldum.

Meeting chaired by Board President Ruof

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

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

Reports:

Secretary's Report. The March minutes were approved and posted. There was no April meeting and no minutes.

Treasurer's Report for March, April and May:

The Treasurer's report for March, April and May were put at the end of the agenda. We will review the report if there is time and if not, approve the reports by email.

Bills:

Deb Coulson	Neighborhood committee garage
sale and events	\$ 62.63
Joanne Stroud postage	\$ 17.64
Joanne Stroud (ACC Secretary)	\$90.00
Jim Russo (Bookkeeping)	\$90.00
Jim Russo (Webmaster)	\$90.00
Farmer's Extension Ditch Assessment	\$2,860.00
Ginny Hersch (stamps for dues notice)	\$ 58.80
Traveler's Insurance D& O insurance	\$1,309.00
Mitch Cheek (water for greenbelt trees)	\$ 50.00
Attorney Bruce Fickel – payment on account	<u>\$ 130.00</u>
Total	\$4,758.07

Current Year Dues Report: 38 lots have paid in full for the 2014-2015 assessment year. The Board will address the 3 remaining delinquencies from the 2013-2014 assessment year at the next meeting.

Compilation Summary. Tabled.

Trial Financial Software. Tabled.

Neighborhood Committee: Dancing in the Street is scheduled for June 28th. The Board discussed sending out a reverse 911 call. The Car show is scheduled for the 26th of July. A Newsletter must be out by the middle of July.

Architectural Control Committee: The reports were given by ACC Secretary Stroud for March, April, May and June. The Homeowner A matter has been resolved. In April and May the committee got caught up on pending items. In June, the Committee had a total of 9 submittals including one for a greenhouse. The greenhouse structure submittal was turned down by the Committee because it is a very temporary structure. The Committee will be looking at the greenhouse issue more in the future.

Property Maintenance Report: President Ruof and Director Martin reported that the greenbelt trees were to be sprayed this week. Director Rieke contacted the contractor to see if he was interested in mowing the greenbelt and keeping the hay for the mowing fee again this year as he did last year. We are waiting for a response. Director Martin will follow up with him. The Board discussed contacting as many parties as possible to see if we could get someone to mow immediately. Director Martin also knows of someone that may be interested and also Director Stroud knows someone. We will ask everyone and see who can do it as fast as possible.

Greenbelt. There was a report of a prairie dog on Homeowner B's property. No evidence of burrows were found.

Greenbelt tree watering: Tabled.

Dirt Ditch. Tabled.

Technology Committee. Tabled.

New Members Report. There is a new owner in the Anderson Property but Director Stroud has not met them yet. She met the new owner, Homeowner C, in the Erickson property.

Old Business:

Safe Deposit Box. President Ruof and Director Hersch will meet in the near future to do an audit of the safe deposit box.

Collection Policy. A final draft was circulated before the meeting. The Board reviewed and discussed the policy and agreed that it can be finalized with the few changes discussed. It was moved, seconded and carried to approve the Collections Policy as amended. It will be sent to the membership for their review and comment period.

Homeowner D. The number of horses being kept on the property is now 2 horses, down from the 4 that have been there for the last few months. President Ruof will send an acknowledgment

requesting that we be notified if there is an emergency situation, which would require them to again keep more than 2 horses. Director Stroud will assist.

Homeowner E Letter Regarding Trash: The Homeowner E sent a letter to the Board requesting that the Board stop the trash service from Royal Disposal and stop billing them for that service. A draft response letter was reviewed. It was moved, seconded and carried to send the letter to the Homeowner E.

Lawsuit Review. There was discussion of status of the Homeowner E bankruptcy dismissal and further action.

New Business:

Election of Board Positions. The President, Secretary and Treasurer were elected during the May meeting. Susy Ruof was elected President, Bill Skeldum was elected Treasurer, and Ginny Hersch was elected Secretary. Effective this meeting, Director Eldenburg was elected to the position of Vice President. Treasurer Skeldum was given authority to access all of the accounts belonging to Northmoor Acres at First National Bank, including but not limited to: Checking Account, Savings Account and any CDs. Bill Skeldum is authorized to be a signer on all accounts as is Susy Ruof, President, Cindy Eldenburg, Vice President and Ginny Hersch, Board Secretary.

Newsletter Items. The newsletter will give dates for the car show, and give a summary of the rules for trash. President Ruof has a summary of the rules that was provided by the trash company. She will provide this to Director Coulson for the newsletter.

Homeowner D Trash: Homeowner D requested some rolling trash containers from Royal Disposal. These were delivered to them by Royal Disposal last week at the request of the HOA Board.

Homeowner G Horses. Homeowner G has 2 regular size horses and a miniature horse. The Board directed Director Eldenburg to draft a letter for approval by the Board.

Homeowner E Horses. There have been 3 or 4 horses kept on the property for several months. Director Eldenburg will draft a letter for review and approval by the Board. President Ruof checked with attorney Fickel.

Homeowner H Horses. Homeowner H has had 2 horses and a foal on the property. It is approaching one year. Director Eldenburg will verify that there are still 3 horses and if so, draft a letter for review by the Board.

Board Voting Discussion. There was discussion that all Board members need to be copied on all correspondence. It was moved, seconded and motion carried that all Board members need to be copied on all Board correspondence.

Homeowner I. The condition of the property was discussed. There have been complaints about the condition of the property and various activities going on at the property. In addition, the dues for last year have not been paid. The Board discussed sending a letter which complies with the Collection Policy. Director Eldenburg will draft a letter and the Board will review and approve the letter. President Ruof will get contact information for Homeowner I.

Homeowner J. The dues for last year have not been paid. Director Eldenburg was directed to draft a letter which complies with the Collection Policy. The Board will review and approve the letter.

Options for Collection of Homeowner E's Judgment. The Board discussed options for collection of the judgment. President Ruof will set up a meeting for the Board to talk to attorney Fickel regarding our options.

Oil and Gas Lease. Tabled.

NEXT REGULAR MEETING: The next meeting will be held July 9, 2014 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary