

Northmoor Acres Homeowners Association
Board of Directors Meeting
June 3, 2015

Meeting held at Director Gardner's home.

Board Members Present: Directors Coulson, Eldenburg, Gardner, Hersch, Martin, Rieke, Ruof and Skeldum.

Board Members Absent: Rutt.

Meeting chaired by Board President Ruof

Meeting came to order at 7:09 p.m.

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

New Business:

Waste Treatment Plant on County Road 44. Homeowner's 1 and 2 contacted the Board regarding the location of the proposed waste treatment plant. It appears to be located in a flood plain. They have contacted the Town of Berthoud and the State of Colorado with their concerns. Director Gardner is also concerned and has spoken to Berthoud and Weld County. There was discussion regarding if we have responsibility to give out information to homeowners. Director Rieke will gather information regarding the size and any planning updates and bring the information to the Board.

Current Violations:

1) Homeowner 3's truck has been on the property on several occasions recently. There was discussion regarding action. President Ruof will call the County and draft a letter to be sent to the Homeowner 3 which will be approved by email.

2) Homeowner 4. Homeowner (tenant) contact was made by Director Gardner. Director Gardner had a brief visit with the tenant. There was discussion regarding the condition of the property and if a letter needs to be sent to Homeowner 4 regarding the condition of the property. The Board decided that the property has been cleaned up somewhat and we should wait to see if the tenant continues to make progress. There was discussion. This will be revisited in July. Discussion regarding the necessity to document the condition in order to be able to take any enforcement action.

Director Eldenburg also responded to Homeowner 4 to answer her question about contact for our insurance company.

3) Homeowner 5 Property. The Board received a complaint regarding the condition of the property. Items that need to be addressed: siding rotten, unpainted soffit,

weeds, derelict truck on the east side of the property but is currently licensed. Fence on the west side is broken, cabinets in the back, metal on the east side. Junk building materials on the north. There was discussion. Director Eldenburg will draft a letter.

Treasurer's Report.

Treasurer's Report for June was given by the Treasurer.

The Treasurer went back and reviewed all Board Reports for accuracy. We have not approved December, January, February, March and April. The Board reviewed the May report. It was moved and seconded and the Board voted to approve the Board Reports for December, January, February, March, April and May. Director Coulson dissents and a memo that she has prepared will be discussed at the next meeting.

Bills:

Bruce Fickel	\$178.00
Traveler's Insurance	\$1,309.00
Farmer's Extension	\$2,860.00
Jim Russo (Book keeping)	\$90.00
Jim Russo (Webmaster)	\$90.00
Joanne Stroud (ACC Secretary)	\$90.00
Deb Coulson (Garage Sale)	\$49.95
Bill Skeldum (Annual Invoices)	\$149.69
Otis, Bedingfield & Peters (Retainer)	<u>\$1,000.00</u>
TOTAL	\$5,816.64

The Board also preapproved payment to Homeowner 6 for up to \$50 to cover water Northmoor used last year and upcoming bills for Royal Disposal of \$3,540.00. Moved and approved to pay bills.

Delinquent Assessments. There are 4 delinquencies that require further action, Homeowner 7, Homeowner 4, Homeowner 8 and Homeowner 9. The Board discussed a process to notify homeowners of the delinquency. The notices should be sent out in July in conformance with the Collections Policy

ACC Report. Secretary Stroud gave the report. There are currently 5 members, Art Szaller resigned and Ben McFarlane decided he was unable to serve. The Board approved Ben's appointment at the last meeting. He will not be serving.

1) Homeowner 10 Structure. Homeowner 10 added a hot tub to the property, then added a deck structure and barrier. The ACC reviewed the structure and requested that the Board send a letter requesting a detailed plan so that everything can be documented by the ACC. ACC Secretary Stroud will draft a letter for the Board to review and send.

2) Temporary Structure on the Homeowner 11 property. There needs to be a follow up letter requesting that the structure be removed. The Board has been patient and has granted extensions because of the weather but the structure is

causing problems because other owners now want to have similar canvas structures. These have never been approved in Northmoor.

3) New Structure/Homeowner 12 Property/Request for Approval. There is a request for approval of a structure on the Homeowner 12 property. The size is not a problem but the homeowner wants to be able to pull an RV into the building. The height is a concern. Homeowner 12 has also informed the Board that he would be adding 2 canvas structures to store classic cars. ACC Secretary Stroud asked for direction as to how to handle the request for the canvas structures. There was discussion regarding temporary canvas structures. The Board voted to not approve temporary canvas structures even on a temporary basis.

Secretary's Reports. Discussed minutes for January, February and March. Director Hersch will revise and resend a final. They will be approved by email and posted to the website.

Oil and Gas Committee Report. Director Coulson reported that she and Director Gardner rechecked the acreage from the plat and discovered that Anadarko had made an error in calculation. Anadarko agreed and changed their calculation. The attorneys are in discussion regarding the legal questions connected to any distribution to homeowners to find out if Northmoor is legally able to flow a share of the oil and gas income to the homeowners. President Ruof talked with Attorney Fickel.

Property Maintenance Report. The report was given by Director Rieke.

Ditch maintenance. Director Rieke has been working with the County to have them do work on the dirt ditch to open access so that the dirt ditch can be cleared near the Homeowner 13 property. The Board discussed the status of the ditch and methods of maintaining it. There was discussion. The ditch must be maintained. The Board has already approved allocating some funds to hire a contractor to clear the ditch.

Mowing of the greenbelt. Director Rieke and Martin will check with Dale Alps to see if he will mow the greenbelt again this year. There might even be 2 cuttings.

Greenbelt trees. The trees were sprayed recently. President Ruof observed spraying. Director Coulson pointed out that some trees in the greenbelt may need trimming, there was discussion.

Rental of Ish water. We have not been contacted by Roger Olsen yet. It is early and there has been lots of rain.

New Members Report. Director Gardner is the Director of New Members. Homeowner 12 is the new member on Yucca.

The Board discussed a database vs. a spreadsheet and how to keep the information current. The Board discussed how to keep a change log so that we know what changes have been made and whether one board member should be in charge.

Neighborhood Committee. The report was given by Director Coulson. Garage sale was held last weekend. It was very successful and the Board received a thank you letter.

There was discussion about the dates for the Annual Picnic. The Board agreed to September 19.

Old Business:

Broadband. There is no interest in a committee to try to identify another carrier other than LP Broadband.

School Messenger. This will be dropped.

Director Eldenburg reported that a sympathy card was sent to Virginia Bules.

Violations;

Homeowner 14 Violation Letter. A letter was sent to Homeowner 14 regarding his commercial vehicle.

Management Company. There was discussion regarding hiring a management company. Director Coulson will continue to do research to gather information to present to the Board.

Meeting adjourned at 9:17pm

NORTHMOOR ACRES HOMEOWNERS ASSOCIATION

Ginny Hersch, Secretary