

**Northmoor Acres Homeowners Association
Board of Directors Meeting
March 13, 2012**

Meeting held at Director Coulson'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:

The agenda was amended to recognize Vicki Hittson our new neighbor who came to the meeting to introduce herself and observe. She and Ed McGinty have moved into Ed Day's house. It was moved, seconded and approved to approve the Agenda as amended.

Reports:

Secretary's Report for January:

The minutes of the January meeting were reviewed and approved.

Secretary's Report for February:

The minutes of the February meeting were approved as amended.

Annual Meeting Minutes: The minutes of the annual meeting were passed out for review by the Board. They will be discussed at the next meeting.

Treasurer's Report for March: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report. The Board discussed the cds. One cd is maturing this month and it will be allowed to roll over. See the report for details.

Bills:

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| Susy Ruof: Flagging tape for greenbelt - \$2.49; Roberts Rules of Order for Annual meeting -\$25.66; \$30.00 - Johnstown Police | \$58.15 |
| Ginny Hersch – Annual Meeting - \$4.83 name tags; food – \$108.55 | \$113.38 |
| Jim Russo - reimburse payment for Web Host | \$20.97 |
| Joanne Stroud - ACC Secretary | \$90.00 |
| Jim Russo – Web Master | \$90.00 |
| Jim Russo – Bookkeeping - | \$90.00 |
| Supply Irrigation | \$750.00 |

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| Royal Disposal (Bill to be due April 15 – approved in advance) | <u>\$3,540.00</u> |
| Total | \$4,752.50 |

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

Dues report: Director Calvert sent out a dues report. Director Stroud has followed up with some of the homeowners to try to collect the remaining dues.

Trimble - \$440 (2 years) Dues and Trash; Gibbs - \$220; Prunsky - \$120 (balance to come); Byrum - \$220; Martens - \$60 (balance due 3/24/12); Moore - \$60. Past due notices will be sent to Byrum, Gibbs and Moore.

Safe Deposit Box: Director Hersch has a key for the safety deposit box. Treasurer Calvert also has a key. Director Martin and Calvert went to review and inventory the safe deposit box contents. The keys will continue be held by the Treasurer and Secretary.

Architectural Control Committee: ACC Secretary Stroud presented the February and March ACC reports. See the report for details.

Temporary Buildings: See below.

Moldenhauer Building: See below.

Property Maintenance Report: President Ruof was informed by a resident that there are prairie dogs in the greenbelt. She staked the holes and marked them with tape. President Ruof, Director Martin and Director Rieke who make up “the property committee” are working to find someone to remove the prairie dogs. It was moved, seconded and approved for the property committee to continue to work on this project and they agree to keep the Board informed, work with a licensed professional who has insurance and to get a contract. The Board discussed how to notify the homeowners, by using the reverse 911 system and also putting information in the news letter for safety.

Director Rieke will check in with Mitch Cheek regarding greenbelt watering.

Ditches: Nothing to report.

Dirt Ditch: Nothing to report.

Concrete Ditch: Nothing to report.

New members report: Director Stroud reported that Vicki Hittson and Mike McGinty are new neighbors living in the house on the northwest corner of Northmoor Drive and County Road 11.

Old Business:

Tract D-2. Director Ruof is working with Attorney Fickel and will report at the next meeting.

Policy for Penalties: Tabled.

Enforcement Letters:

Krey. Director Ruof drafted a letter to the Kreys regarding barking dogs which the Board reviewed and voted to approve. The letter will be sent.

The remaining ongoing enforcement actions will remain in the minutes for discussion.

Trimble: (general cleanup) - we will continue to watch the property; His little dogs are also running loose. President Ruof talked to Mr. Trimble regarding the dogs and President Ruof will draft a letter to be sent.

Gesick: (general cleanup) - we will continue to watch the property.

Benis: (fencing and deck) – we are working with homeowner on the timing for completion of their fence project. The Board will check in with them in September.

Prunsky: (general condition of property) nothing has been done however Mr. Prunsky is now working. Complaints have been received concerning the condition of the property. President Ruof will draft a letter and hand deliver the letter. A draft will be provided to the Board.

Hastings: – this problem is on-going. President Ruof will draft another letter to be hand delivered. A draft will be provided to the Board;

Gardner (general condition of property) – continue to watch,

Lage (unsightly condition); the Board needs to follow up; President Ruof and Director Stroud will contact Mr. Lage.

Crespin Dogs. The Board has received complaints about the large dogs that live at the property. President Ruof will follow up.

Dings. A concern was expressed to a Board member about the condition of the property. Board members will review the property and report back.

Moldenhauer Structure: The Moldenhauers submitted a plan for a small building to be located at the front of the house for storage. The ACC believes that the building does not really fall within the ACC guidelines for approval and was asking for the Board's opinion. The Board agreed and it was moved, seconded and approved to have Secretary Stroud draft a letter for Board's approval to be sent to the Moldenhauers which grants an exception from ACC approval for the structure because of its very small size and requesting that the structure be firmly anchored so it will not blow away.

Temporary Buildings: ACC Secretary Stroud prepared letters for the Board to send to Juardo and Coulson regarding temporary buildings. It was moved, seconded and approved for the Board to send the letters

Telephone Notification System. Director Ruof and Bill Skeldum will get together to prepare a manual for the system. Tabled.

Domain Name: Geoff Barton reserved the domain name for Northmoor. Webmaster Russo is working with Geoff for an assignment and keeping President Ruof informed.

Dangerous Dog. Pleadings have been filed by the Riveras to appeal the judgment in favor of Northmoor and asking for a stay of the judgment. The action is continuing.

Insurance Policies: The Board will review the insurance policies. Tabled.

Oil and Gas: Tabled.

Podtberg Dairy Machine. Tabled.

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

New Business:

Google Docs: Director Eldenburg suggested trying to use Google Docs for a central database. She will investigate.

Barrier on County Road 44 and County Road 11. Something happened to the barrier at the end of the road. President Ruof called the town of Berthoud and the barrier was fixed immediately. President Ruof will send a thank-you letter.

Community Association Group. Tabled.

Lawn Doctor: Tabled.

Member Positions:

It was moved, seconded and approved to elect the current officers to another term at their current positions. The positions are: Susy Ruof as President; Mike Martin as Vice President; Anne Calvert as Treasurer; Ginny Hersch as Secretary. Cindy Eldenburg will be Director of Committees; Deb Coulson will be Director of Events and chair the Neighborhood Committee and Shawn Rieke will be the Director of Property. The Board will review the other positions at the next meeting. It was moved, seconded and approved by the Board to retain Jim Russo as bookkeeper and webmaster and Joanne Stroud as the ACC secretary and the ACC members were appointed. The ACC committee is made up of Barbara Ding, Ginny Hersch, Dave Klink, Dave Schnitzler and Chuck Krueger.

President Ruof will work on delegating more.

Neighborhood Committee: Director Coulson reported that she held her first meeting of the Neighborhood Committee on March 11. There were 9 members in attendance and she considered it a great success.

Director Coulson discussed the following items:

- **Garage Sale.** The Board authorized the committee to handle the garage sale however the committee wants to. The garage sale June 23 and 24th are the dates that are tentatively scheduled.
- **Picnic:** July 14 is the date selected for the picnic;
- **Car Show.** A car show may be scheduled for some time in late summer.

- All dates will be included in the April newsletter.

News letter: Director Coulson reported that the format will change to add color. The Board approved the format.

Items from Vicki Hittson: She suggested registering Northmoor with the Department of Revenue and Real Estate. The Board will look into this. She also suggested putting plastic sleeves over some t-posts that she has found in the greenbelt. The Board will look into this. She wondered what the speed limit is on Road 11 and Road 42. She plans to call the County. The Board will contact the County with regard to speed limit signs.

NEXT MEETING: The next regular meeting will be at Director Eldenburg's house on April 11, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary