

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
March 13, 2013

Meeting held at Director Coulson's home.

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

Board Members Absent: None.

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Members Forum:

Homeowner A, Homeowner B, Homeowner C, Homeowner D and Homeowner E attended the member's forum. Homeowner D and Homeowner E wished to speak and were recognized. They had questions about the following topics: proportional value of the greenbelt and water shares, the overall annual meeting process, the reported vandalism of their mailbox, the lawsuit documents posted on the HOA website, t-posts in/near the greenbelt, a proposal for a shed on their property.

Reports:

Secretary's Report. Secretary's Report for January and February and February Special meeting were passed out. Because of the lack of time, the minutes will be taken home and reviewed and we will look at them at the next meeting.

Treasurer's Report for February: The report was presented for review. Director Coulson has a question regarding some figures from the July summary and will talk to the bookkeeper to straighten it out. It was moved, seconded and approved to accept the Treasurer's report for this month. The question from July will be addressed in the next report. See the report for details.

Director Eldenburg suggested adding a line for projected expenses. The Board discussed alternatives for the budget.

Bills:

|   |          |
|---|----------|
| Mike Martin – name badges annual meeting                        | \$12.33  |
| Supply Irrigation Ditch   | \$800.00 |
| Susy Ruof - reimburse for Police officers at the annual meeting | \$180.00 |
| Joanne Stroud - ACC Secretary                                   | \$90.00  |
| Jim Russo - Bookkeeper  | \$90.00  |

|                                   |                 |
|-----------------------------------|-----------------|
| Jim Russo – Webmaster             | \$90.00         |
| Jim Russo – Web hosting           | \$14.97         |
| Bruce Fickel – payment on account | <u>\$100.00</u> |
| Total                             | \$1,377.30      |

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

Dues Report: There are 3 members that still owe last half of the trash assessment (\$60). One homeowner still owes \$50 (Homeowner F) for the last half of the trash assessments. One homeowner still owes \$610 for the last three years of dues and trash.

Architectural Control Committee: No meeting was held in March. The February report was submitted. Request for approvals were submitted by Homeowner G, Homeowner H and Homeowner I. See report for details.

ACC Secretary Stroud mentioned a member’s concern expressed from the annual meeting that the ACC report should be made available to the membership. There was discussion as to how to do this and still maintain the required privacy for the property owners requesting approval. There was also discussion about new committee members.

Property Maintenance Report:

Greenbelt tree watering: The greenbelt trees were watered in January, there are trees to be taken out and trees to be sprayed in April for pine beetle.

Dirt Ditch. Tabled.

T-Posts. The Board discussed the t-posts that are located on the Greenbelt and the complaint from Homeowner E. This is assigned to the property committee and will be addressed when the weather improves. Homeowner C suggested and will purchase a “t-post cover” for the Board to consider using.

Concrete Ditches: Tabled.

New members report: Director Stroud met the Homeowner J family who moved into the Homeowner K house.

Neighborhood Committee: The meeting was February 19. They will be holding an Easter egg hunt as the next community event on March 30. They request a reverse 911 call the week before. They plan to discuss the remaining events for the year at the next meeting.

Technology Committee. Director Eldenburg reported that she attended the GroupCast training and successfully used the system to send notice of the annual meeting. The Board is considering a phone dedicated to the HOA instead of having to use a homeowner’s phone line.

**Old Business:**

Enforcement Actions Regarding Property Cleanup: President Ruof and Director Eldenburg are working on form letter drafts for review by the Board. Tabled.

Lawsuit. Tabled.

Letter Committee/Enforcement Policy. Tabled.

New Policies.

Records Policy. The policy has been posted on the website for a comment period by homeowners.

Committee Budgets. Director Eldenburg drafted a policy regarding Committee budgets and expenditures which was sent to the directors to review. The Board will review the draft and the new policy will be discussed at a later meeting. Tabled.

Animal Policy. Tabled.

CCIOA. The Board plans to review all policies and prepare updated policies for discussion and a comment period by homeowners. Tabled.

Pending Items: Review of all policies, Tract D-2, oil and gas, Training on reverse 911 system, Blue Book update, electronic copies of all correspondence.

**New Business:**

Term limits. Tabled until work session.

Records inspection request. Homeowner L submitted a request for records. The Board is working on this.

Budget Committee. Director Coulson has a sign-up sheet from the annual meeting. There are 7 volunteers.

Lawsuit Summary. A copy of the "Lawsuit Summary and Timeline" completed by the Board was provided to homeowners at the annual meeting and will be available shortly on the website.

New CAI Training. Director Ruof pointed out that there is a new training class available. She will get more details to us at the next meeting.

Policy Subcommittee. Director Eldenburg pointed out that there is a committee that is working on re-writing our policies. Any volunteer help is appreciated.

Newsletter Items. No newsletter is planned.

NEXT MEETING: The April meeting will be held April 10, 2013 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary