

**Northmoor Acres Homeowners Association**  
**Board of Directors Work Session**  
**March 21, 2013**

The work session was held at Director Eldenburg'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.

The purpose of the meeting was to discuss various items that we didn't have time for at the last Board meeting.

1. Transfer Fee. Director Stroud asked about the possibility of Northmoor charging a common/expected transfer fee that would be collected and dispersed to Northmoor by the title company when a property in Northmoor is sold. The fee could be somewhere between \$25 and \$40 and would offset costs that the Board incurs when a property is sold. Director Stroud will do an estimate of actual costs and bring it to the next regular meeting.
2. Bankruptcy Court Hearing Report. President Ruof attended the Homeowner A bankruptcy creditor's meeting on behalf of Northmoor on March 20, 2013. Attorney Fickel had prepared her and did not attend the hearing in order to save Northmoor attorney's fees. She reported on the hearing. Attorney Fickel will handle the further necessary filings and the next hearing is April 10. The contempt hearing in Weld County Court will be postponed from March 22, 2013 to a later date.
3. Records Policy Edits. President Ruof discussed some revisions to be made to the Records Policy to make them comply with the law. The Board discussed how to effectively handle records production requests.
4. Discussion of Response to records requests. The Board discussed the records requests from Homeowner B and Homeowner C and how to proceed.
5. Term Limits. The Board discussed the idea for Director term limits that was brought up by Homeowner D. It was noted that since Northmoor is a self-managed community, it relies on volunteers willing to serve and on the institutional knowledge and expertise of returning Board members. Hiring a management company to provide a similar level of knowledge, expertise and continuity would be much more expensive to the homeowners.

It was pointed out that the Board has rarely had enough volunteers to fill positions as it is. Discussion will continue.

6. The Board discussed the request to take the lawsuit documents off the Northmoor website.
7. The Board discussed removal of the greenbelt t-posts. Homeowner E gave the Board samples of caps for the t-posts in the greenbelt. The Board discussed the purchase of the caps. President Ruof and Director Eldenburg will walk the greenbelt and count the t-posts that seem to be causing concern.
8. Future greenbelt watering. Homeowner F and Homeowner G, who live on opposite sides of the greenbelt, have agreed to let the board use their water lines.
9. The Board is directed to review the minutes from January and February and give comments. The Board discussed getting the minutes posted more quickly.

The work session ended at 9:15 p.m.