

Northmoor Acres Homeowners Association
Board of Directors Meeting
March 12, 2014

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Coulson, Martin 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 carried to approve the agenda as amended.

Reports:

Secretary's Report. Review of February 12, 2014 minutes. It was moved, seconded and approved to accept the February minutes. Motion carried with one abstention.

Treasurer's Report for March 2014:

The Treasurer's report was presented. The Board discussed the report. It was moved and seconded to approve the Treasurer's report. Motion carried and the report was approved.

Bills:

Jim Russo (Webmaster)	\$ 90.00
Jim Russo (Bookkeeper)	\$ 90.00
Joanne Stroud (ACC Secretary)	\$ 90.00
Supply Ditch Assessment	\$ 800.00
Susy Ruof (Copies Weld County Court)	\$ 85.00
Susy Ruof (stamps for annual meeting mailing)	\$ 9.80
Bruce Fickel – payment on account	\$ 100.00
Total	\$1,274.80

Current Year Dues Report: 115 lots have paid in full. Only Homeowner A has not paid the second half of trash. Four homeowners have not paid anything. Treasurer Skeldum sent another set of reminder invoices. The Board will discuss the delinquency issue at the next meeting.

Compilation Report. President Ruof and Director Hersch revised the language in the compilation summary cover letter. President Ruof will work with our accountant to come up with a letter for posting.

Trial Financial Software. Tabled.

Neighborhood Committee: No report.

Architectural Control Committee: The report was given by ACC Secretary Stroud. The Board obtained plans for a structure that was erected without approval by Homeowner B. The ACC discussed the structure and determined that the building could not be approved because it is not harmonious, is a commercial type of structure and is temporary. The ACC Secretary will draft a letter to Homeowner B, which will be reviewed by the HOA attorney and sent by the Board. There is a second approval for another property pending.

Property Maintenance Report: Tabled.

Greenbelt tree watering: Tabled.

Dirt Ditch. Tabled.

Technology Committee. Tabled.

New Members Report. There is a new owner in Homeowner C property but Director Stroud has not met them yet.

Old Business:

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

Enforcement Policy and Collection Policy. A subcommittee has been working on drafting these policies. Drafts have been circulated. We want to schedule a meeting to review these soon.

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 4 horses. Director Stroud will assist.

Homeowner E. There have been 3 or 4 horses kept on the property for several months. President Ruof will consult with attorney Fickel.

Lawsuit Review. There was discussion of the upcoming Homeowner F bankruptcy hearing on April 1. There is discovery due March 17.

New Business:

Homeowner B Letter. The ACC will provide a draft letter for the Board to review.

Homeowner E Letter Regarding Trash: Homeowner E sent a letter to the Board demanding that we stop the trash service from Royal Disposal and stop billing them for that service, claiming

ongoing conflicts with the company. The Board discussed the issue with trash company representatives. A letter will be sent regarding their request to discontinue the trash service. Director Eldenburg will draft language for the letter.

Homeowner D Letter Regarding Trash: Homeowner D sent a letter demanding that their trash be discontinued. A letter will be sent regarding their request to discontinue the trash service. Director Eldenburg will draft language for the letter.

Invisible Fence Discussion. The Board discussed the question about having a policy governing invisible fences. The Board had asked the ACC to review any process in place for how it handles invisible fences and to discuss if there was any way to regulate them. The ACC determined that it did not feel it could be put under their scope because an invisible fence is not a structure and there is no way to regulate invisible fences effectively.

Supply Ditch Irrigation Company Amendment to ByLaws. The Association was provided with a proposal by Supply Ditch Irrigation Company to amend their Bylaws to allow them to borrow money to take care of repairs. The Board discussed how to vote whether or not to approve the Bylaw amendment. It was moved and seconded to cast Northmoor's vote to allow Supply to amend its Bylaws. The motion carried to allow Supply Ditch Irrigation Company to amend their Bylaws.

Annual Meeting. The Annual Meeting is scheduled for March 22. Meeting refreshments for the annual meeting were discussed. The Budget Committee recommended that members be invited to bring refreshments to the meeting. An email will be sent out to the members. President Ruof, Director Coulson and Director Eldenburg have terms that expire. The Board discussed procedure for the annual meeting. According to the Bylaws, members who are not in good standing may not vote at the annual meeting. President Ruof is preparing a summary of the lawsuit to be provided to the membership as part of the budget discussion. A summary of an opinion given to the Budget Committee by a water engineer will be discussed. The survey that was distributed to some of the members was discussed. It can be added to new business for discussion. President Ruof obtained bids from some management companies to get an idea of the cost to hire a professional manager. Director Eldenburg will be responsible for the voting supplies. Oil and Gas: There will be a discussion regarding the contact from oil and gas companies. The Board plans to hold a special meeting to allow the members to discuss the proposal. We have microphones and speakers. Director Stroud will try to obtain an overhead projector for the presentation of the budget. Officer Ken Balltrip has been hired to attend the meeting to provide security.

Proposal for Term Limits. The member that wished to present a proposal to the Board for a term limit discussion at this year's annual meeting has withdrawn their proposal.

Nomination Committee. At this time there are no volunteers or nominations this year for Board Directors.

Oil and Gas Lease. Tabled.

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

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary