

Northmoor Acres Homeowners Association
Board of Directors Meeting
March 9, 2016

Meeting held at Director Gardner's home.

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

Board Members Absent: Directors Eldenburg and Hersch

Meeting chaired by Board President Ruof

Meeting came to order at 7:07 p.m.

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

Reports:

Architectural Control Committee. There was no meeting held in March so no ACC report.

Neighborhood Committee. The garage sale will be scheduled and mentioned in the Spring Newsletter.

Treasurer's Report. Treasurer Skeldum presented the Treasurer's report. There was discussion about the charge for the Safety Deposit Box. Director Gardner will check on why Northmoor has not been billed for the safety deposit box. Some edits were needed in the January Board report. Approval to be done via email. Jim Russo has all information for February Board report once January is approved.

Bills:

Traveler's Insurance*	General Liability Insurance	\$ 754.00
Orten, Cavanaugh & Holmes	Oil & gas	\$ 864.00
Jim Russo	Web hosting & Webmaster	\$ 119.94
Jim Russo	Bookkeeping	\$ 90.00
Joanne Stroud	ACC Committee	\$ 90.00
Royal Disposal	4th Quarter Trash	\$ 3,540.00
	Total March Expenses	\$ 5,457.94

* Paid in February

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

The Board authorized filing of FY 2014-15 Income Taxes with a \$102 unexplained discrepancy between Board books and CPA Straka's calculations. Requested CPA Straka to file the estimated quarterly taxes taking into consideration the oil & gas bonus received in November, 2015.

Check to Director Rieke from October, 2014, still uncashed, will be voided.

Payment Plan Options: No response has been received from any of the Members who received payment offers from the Board regarding the 2014-15 assessments. Liens have been filed.

The Board moved, seconded and approved that the Treasurer transfer \$1,084 from the operating budget account to the oil and gas account to cover payments made to the Town of Johnstown and Orten, Cavanaugh and Holmes originally paid with checks from the oil & gas account.

Secretary's Report:

November, December and January minutes have been previously sent out by the Secretary. Need approvals. February minutes were sent out by Director Eldenburg. Edits from three Directors have been received. President Ruof still has edits that need to be provided.

Property Maintenance:

Tom Cate to be doing both the concrete and dirt ditches now as long as the weather holds. \$400 charge for the concrete ditch from Road 42 to Northmoor Drive with equipment. Dirt to be put on north side of the ditch. Per President Ruof, hold for Cate for two weeks, need utilities. Utility markups should be done no more than two weeks ahead of work to be done. Director Gardner to talk with Jerry Carson and will call for utility markups when we have a date. Also need to talk with the homeowners that are affected once there is a date set for cleaning the ditches. Director Gardner has three estimates for cleaning the concrete ditch - \$3,000 highest bid, 4 men at \$60 per hour and another bid for \$600-900.

ISH, Farmer's Extension and Bunyan Lateral water meetings to be held March 26. Director Coulson will attend.

There was discussion regarding pigs not being allowed in the subdivision and then tabled for a later date.

Director Rieke needs to contact Roger Olsen regarding leasing ISH water from Northmoor.

Director Gardner talked with Stephanie Brothers, Engineer, for Berthoud regarding road conditions. She said that the part of county roads 42, 44 & 11 which they are responsible for would only get general maintenance (filling pot holes and some crack filling). There are no plans for repaving except for the approaches to the bridge on Rd 44 and there are no plans to chip seal any other parts of county roads 42, 44 or 11 any time soon.

Discussed mowing, weed eating and burning the ditches. Director Gardner will find out how much it would cost to have a landscaper use a weed eater to clear the east sides of Road 11.

New Members Report. Several new resident names and addresses need to be verified.

Technology Report. Newest database available is dated February 13, 2016.

Oil & Gas Report.

Board moved, seconded and discussed refunding total assessments for this 2015-16 fiscal year to current homeowner of record with a letter from Bruce Fickel to cover timing of homeowners living in the homes.

Need to have the legal names from warranty deeds put into the database – Director Eldenburg was going to add a new column to the database for the legal names. Treasurer Skeldum to compare his

payment report with Bookkeeper Jim Russo to insure the proper amounts are refunded to the homeowners.

Governing Documents. Regarding the policies, it was recommended that the Animal Equivalency policy be changed from one alpaca equals one horse to two alpacas equal one horse. It was moved, seconded and approved to make this change.

New Business:

Director Ruof will draft a letter to Member Swenson in answer to their letter regarding the fact they are not running a commercial business out of their home.

The Board discussed the tasks needed for getting the annual meeting put together for March 19th. Scheduled an additional special Board meeting for March 16 to discuss last minute items for the annual meeting.

Director Coulson made a proposal for a voting card to be used for Board Director elections at the annual meeting. It was approved by the Board.

Director Coulson presented a proposal to revamp the Northmoor Acres website regarding governing documents and reviewed with the Board. It was moved, seconded and approved to have Director Coulson proceed with the website cleanup regarding governing documents.

There was discussion about the policy reformatting currently being done by Director Coulson. It was moved, seconded and approved to finalize the policy reformatting, get them signed by President Ruof and posted to the web. An amended policy for enforcement of Covenants #6 and #8 was tabled for later discussion.

Enforcement policy with a fine schedule and Addendums A, B and C was discussed. The Board approved the policy and it was agreed that the Enforcement Policy Draft should be sent to all HOA members for review.

Director Coulson reviewed her annual meeting presentations with the Board – Water Analysis Committee Report, Management Company proposal, Governing Document Committee Report and Proposal, Financials and Board of Director Candidate review.

It was moved, seconded and approved to lease Supply water shares to Harvey Yoakum for \$800, which covers the annual water assessments.

Adjourned at 9:45 p.m.

NORTHMOOR ACRES HOMEOWNERS ASSOCIATION

By: Deb Coulson for the Secretary

Next Board meeting is April 13