

**Northmoor Acres Homeowners Association
Board of Directors Meeting
May 23, 2012**

Meeting held at Director Hersch'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:

It was moved, seconded and approved to approve the Agenda as amended.

Reports:

Secretary's Report for April:

The minutes of the April meeting were approved as amended.

Annual Meeting Minutes: The Board reviewed the Annual Meeting minutes. Secretary Hersch will distribute a revised version.

Treasurer's Report for May: The report was presented by Treasurer Calvert. It was moved to accept the Treasurer's report. The motion was seconded, there was discussion and it was approved to accept the Treasurer's report.
See the report for details.

Bills:

Rocky Mountain Wildlife (prairie dog control in greenbelt)	\$192.00
Susy Ruof (CAI - \$115; stamps \$18.00);	\$133.00
Farmer's Extension Ditch	\$2,475.00
Mike Martin (Flowers for Myra Rieke – surgery)	<u>\$17.05</u>
Total	\$2,817.05

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

Dues report:

Byrum – Director Stroud knocked on the door but there was no answer. This will be sent to Attorney Fickel - owes \$220

Gibbs - owes \$220. President Ruof will make another attempt to contact the owner and then the matter will be referred to Attorney Fickel

Prunsky - paid \$120 - paid in full

Trimble – the invoice requested communication about his progress - no response yet. A lien was filed for the 2010-2011 dues. Now 2 years are unpaid including the 2011-2012 dues for a total due of \$440 and a lien will be filed.

There was discussion on procedures.

Treasurer Calvert will prepare and send invoices for the new fiscal year dues and special trash assessment.

Architectural Control Committee: ACC Secretary Stroud presented the April ACC report. See the report for details.

Neighborhood Committee: Director Coulson reported that the committee met on May 22 and continues to work on the garage sale and other projects.

Property Maintenance Report: Prairie Dog extermination took place in the greenbelt. The Property Committee will cover the holes and pull up stakes.

The greenbelt trees have been sprayed for pine beetle.

Mike McGinty spoke to President Ruof with a suggestion that the Board address the T-posts in the greenbelt. The existing posts are located at some property corners and serve as property markers. The Board discussed action. The Property Maintenance Committee will look into solutions.

Watering. Director Rieke spoke to Mitch Cheek who said that the system is set up and should be working. Director Rieke, Martin and Ruof will check the drip system and will also water the trees.

Concrete Ditch and Dirt Ditch: Northmoor received a reply from the McWhinney company regarding our proposal to take over use of the concrete ditch. The Board voted to table this discussion until the next meeting.

New members report: Director Stroud reported that the property on Brittlebush sold. She has met the new owners. There are houses for sale on Cactus Drive, Staghorn Court and on Mesquite Court.

Old Business:

Enforcement Letters:

Krey. A letter was previously sent to the Kreys regarding barking dogs. The dogs continue to be a problem. Another letter will be sent along with personal contact.

Dangerous Dog. Waiting on a court ruling on the appeal filed by Kelly/Rivera.

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

New Business:

Change in Board Positions/ Director of Technology. Director Eldenburg will assume the role of the Director of Technology. At the next meeting we will discuss the use of Google Docs or some type of information system that we can all access.

Community Association Institute. President Ruof joined CAI as an officer of Northmoor. We hope it will be a great resource for information necessary for community associations. She will start dissemination of information.

Newsletter: Director Coulson sent out an April newsletter.

Groupcast Bill (Reverse 911 System). The bill may arrive before the next meeting. Director Calvert is authorized to pay the bill when it arrives.

Pending:

Tract D-2, Ditch Survey; oil and gas, policy for penalties; reverse 911 system, review of board insurance policies, Podtburg Dairy machine, reorganization of the Blue Book.

Enforcement Actions:

Trimble: (general cleanup) - we will continue to watch the property. A letter was sent to Mr. Trimble regarding his dogs being loose and in the road.

Gesick: (general cleanup) – they did some cleanup. The Board will continue to watch the property.

Benis: (fencing and deck) – The date to complete the fence project is now September 30.

Prunsky: (general condition of property) Mr. Prunsky is working on property and continues to improve.

Hastings: – this problem is on-going. The Board will send a letter followed by personal contact. President Ruof will handle.

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. Complaints have been received about the unsightly condition of the property. Board members will review the property and report back.

NEXT MEETING: The next regular meeting will be at Director Martin's house on June 13, 2012.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary