

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
May 8, 2013

Meeting held at Director Martin's home.

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

Board Members Absent: Eldenburg and Schnitzler.

Meeting chaired by Board President Ruof

Meeting came to order at 7:15 p.m.

Approval of agenda:

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

Member's Forum: Recognition of special guest Homeowner A.

Homeowner A attended the meeting and provided a summary of the hearing held May 8, 2013 concerning the pending bankruptcy case filed by Renter B.

**Reports:**

Secretary's Report. The Secretary's Report for the April meeting was reviewed. It was moved, seconded and approved to accept the revised minutes.

For efficiency, the February minutes will be reviewed by Board members on their own time and finalized at the next meeting.

Treasurer's Report for May: The report will be presented at the next meeting.

Treasurer Transition Report. The officers are in the process of signing the required new signature cards at the bank. The safe deposit box will be audited when all the cards are signed. Treasurer Skeldum and Director Hersch have keys. Treasurer Skeldum will update the list of items in the box. There are 3 keys to the Post Office Box. President Ruof, Treasurer Skeldum and Vice-President Martin have keys.

**Bills:**

Ginny Hersch – filing of Northmoor annual registration	\$17.13
Susy Ruof – reimburse for CAI annual dues	\$114.00
Joanne Stroud - \$60.00 annual meeting copies; \$11.39 ACC photo copies	\$71.39
Bill Skeldum – reimburse for Groupcast Contract renewal	\$190.00
<u>Bruce Fickel – payment on account</u>	<u>\$200.00</u>
Total	\$592.52

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

A \$4,000 CD rolled over May 2 with a new maturity date of 11-2-2013.

Current Year Dues Report: We received a check from Homeowner C for \$40.00 (\$545 balance now due for the past 3 years) and \$60 from Homeowner D. The check from Homeowner E for \$60 did not clear the bank. Director Stroud will make a courtesy call. Still outstanding for second half of trash assessments is Homeowner F (\$50). Homeowner G owes the entire \$220. Treasurer Skeldum will send out reminder invoices.

Budget Committee Report: Director Coulson reported on the Budget Committee findings and recommendations. It was moved seconded and approved to hold a special meeting to discuss only the Budget Committee recommendations. The special meeting will be May 16 at Director Coulson's house.

Neighborhood Committee: There has been no meeting since March. The Committee is waiting for results of the budget analysis. The garage sale is scheduled for June 8 and 9. The committee may be asking participating homeowners to contribute to advertising. The newsletter will give details. There were a lot of positive comments about the Easter Egg Hunt.

Architectural Control Committee: A meeting was held on May 1st. The report was submitted by ACC secretary Stroud. The Homeowner H submitted a plan for a chicken coop and Homeowner I submitted new paint colors.

In 2012, the Board approved a shed for the Homeowner J and it has been installed. ACC Secretary Stroud drafted a letter for the Board's signature closing the file. The Board will review the draft and the letter will be sent out.

The ACC Secretary reported that she took a number of pictures of completed projects and will continue until all the files are updated.

Property Maintenance Report:

Dead Trees. Director Eldenburg or her husband will bring a tractor and help take out the dead trees in the greenbelt.

Greenbelt tree watering: The trees need to be watered and sprayed for pine beetle.

Dirt Ditch. Homeowner K have covered a portion of the dirt ditch. We will need to have the dirt ditch opened. The Board will schedule a work session to clean the ditch. In 2011, Director Ruof walked the route of the dirt ditch and worked with the Homeowner L on mowing and burning of their portion. Director Ruof took pictures of the ditch. The ditch was open at that time.

Concrete Ditches: Tabled.

New members report: Director Stroud reported that Homeowner M are new residents in the Homeowner N's former home.

Technology Committee. Tabled.

**Old Business:**

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

Policy Committee – Review Current/New Policies. The committee is meeting Wednesday, May 17<sup>th</sup>. Director Eldenburg, Ruof and Coulson will hold the first meeting. The Policy Committee will also work with Webmaster Russo to update the website.

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

Animal Policy. Tabled.

CCIOA. 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, water engineer.

**New Business:**

Term limits. The Board discussed a response to the demand by Homeowner O.

Lawsuit. There was a discussion of the current status of the lawsuit.

Homeowner O. There have been 3 horses kept on the property for the last several weeks. Now there are 2 mares and 2 foals. The Board discussed how to respond.

Newsletter Items. A newsletter will be sent out in the near future. Director Ruof and Director Stroud will work with Director Coulson to accomplish this. They will include a notice concerning the Budget Committee report and upcoming neighborhood events.

NEXT REGULAR MEETING: The June meeting will be held June 12, 2013 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary