

**Northmoor Acres Homeowners Association
Board of Directors Meeting
November 14, 2012**

Meeting held at Director Stroud's home.

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

Board Members Absent: Directors Calvert, Eldenburg and Waser

Meeting chaired by Board President Ruof

Meeting came to order at 7:10 p.m.

Special Guest. The Agenda was suspended to have a discussion with Homeowner A who lives at Address A regarding the 2 horse covenant. The Board has been communicating with Homeowner A and her husband Homeowner B regarding the 3 horses being kept on their property. The 3rd horse had been boarded with the Homeowner C but that option was not successful as the horse escaped and went home. She doesn't plan to always have 3 horses but wants to find a way to keep 3 horses indefinitely. The Board has reviewed our documents and discussed a resolution with our attorney. Board does not have the authority to change a covenant or to grant a permanent or semi-permanent exception/variance to the enforcement of a covenant. The Board can defer enforcement of a covenant for a short-term emergency situation. The covenant must either be complied with or be changed. According to our governing documents, it takes 75 % of the members or 90 signatures to change the covenants. The Board appreciated the open dialogue and made some suggestions to offer creative solutions. Homeowner A will inform the Board within the next few weeks about her plans.

Approval of agenda:

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

Reports:

September Report for Publication: The Board reviewed and discussed the draft of the September minutes for publication. It was moved, seconded and approved to accept the draft as amended. Director Stroud will make the corrections and the minutes will be published.

Secretary's Report for October:

The minutes of the October meeting were approved as amended. Director Stroud will create a version for publication.

Treasurer's Report for October: The report was presented by Vice President Martin for Treasurer Calvert who was not in attendance. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Bills:

Jim Russo – Battery for HOA Computer	\$24.00
Anne Calvert – Reimburse for payment to Town of Johnstown for deposit on room for annual meeting	\$90.00
Joanne Stroud – Copies of blue book - \$26.40, blue books - \$19.35	\$45.75
Bruce Fickel – on account	<u>\$495.00</u>
Total	\$654.75

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

Current Year Dues Report: There are 4 members that still owe something toward their annual assessments. Those members are Homeowner D, Homeowner E, Homeowner F and Homeowner G. Director Stroud will call Homeowner F and Homeowner D.

Previous Year Homeowner Assessments: Homeowner D – President Ruof has asked Attorney Fickel for the status of payment of the outstanding attorney fee of \$25 charged for the collection letter regarding the delinquent 2011-12 annual assessments.

Past Due Assessments. A lien has been prepared for the Homeowner E property and the Homeowner G property for past due assessments for the 2011-2012 fiscal year. The Board discussed holding off on the Homeowner E lien because the foreclosure sale is moving forward and we will be paid.

Architectural Control Committee: ACC Secretary Stroud reported that a meeting was held November 7, 2012. See the report for details.

Property Maintenance Report: Director Rieke reported that there are 2 dead trees to be cut down. The Board discussed the process and whether or not to burn the wood. Director Rieke will work to cut down the trees. Director Stroud will talk to the homeowner whose property has a t-post fence along the back to see if the Board can arrange to remove the t-posts. The Board discussed watering the greenbelt trees this winter. We should water once a month.

Dirt Ditch. The Homeowner H's burned the dirt ditch on their property.

T-Posts. This is tabled.

Concrete Ditches: This is tabled.

New members report: The Homeowner I property sold to Homeowner J. Director Stroud met them. The Homeowner K house is scheduled to close early in December. The Homeowner E property is still scheduled for foreclosure sale.

Neighborhood Committee: The committee met November 12. They talked about upcoming events. They will publish the events in the next newsletter. They will judge a lighting contest.

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. This was tabled.

Dangerous Dog. The judgment has been recorded and will be placed in the safe deposit box. The Court has not yet ruled on a pending motion.

Letter Committee/Enforcement. Tabled.

New Policies.

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.

Animal Policy. Director Stroud prepared a draft of an "Animal Policy" that the Board reviewed and commented on. Directors Stroud, Coulson and President Ruof will make suggested edits and create a new draft.

CCIOA. The Board should review all policies and prepare updated policies for discussion and comment period by the homeowners. There are some new laws going into effect January 1 which will require the Board to update the HOA policies.

New Business:

New Board Member. President Ruof has tried to reach Director Waser to determine whether she plans to remain on the Board. We will reach out to her this coming month. Tabled.

CAI Conference: Director Coulson and Eldenburg attended a conference on HOA topics. Director Coulson reported. There were lots of ideas for the Board's consideration.

Pending Items: Review of all policies and prepare updated policies for discussion and comment period by the homeowners. Tract D-2, oil and gas, Training on reverse 911 system, Blue Book update, electronic copies of all correspondence.

Review of Financials. Director Coulson reviewed the Northmoor expenditures for the last 4 years and put together a forecast of our financial status. The Board reviewed her report and will continue to review and discuss this issue.

Newsletter Items. The newsletter items were discussed above. A newsletter will be prepared and sent out in January.

Annual Meeting. February 16th is the date for the annual meeting. A deposit was made on the room.

NEXT MEETING: The December meeting will be held December 13th at Director's Calvert's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary