

**Northmoor Acres Homeowners Association  
Special Board of Directors Meeting  
November 29, 2012**

Meeting held at Director Eldenburg'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 7:10 p.m.

Approval of agenda:

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

Remembrances. A sympathy card and plant will be sent to Homeowner A who lost her husband in early November. A get well card will be sent to Bruce Fickel for his recent surgery. Homeowner B has been in the hospital. The Board discussed if a card should be sent to Homeowner B.

Annual Meeting Planning/Budgeting Discussion. President Ruof spoke to the accounting manager in Attorney Fickel's office regarding a payment schedule. They are willing to accept a flexible payment schedule to pay Association's legal fees in connection with the Homeowner C case. The Board also discussed paying any regular legal bill each month as we have been doing. The Board discussed the budget for the upcoming year and setting the assessment for the upcoming year and the need to increase the annual assessment to cover the budget. Over the last few years we are spending a bit more than we take in with our assessments at the current level. There appears to be a need for a \$25 a year permanent increase in our dues and possibly an additional assessment at a later time if collection efforts with the defendants in the lawsuit are not productive. There was discussion.

It is necessary to send out the annual meeting paperwork the beginning of January. This includes the cover letter, proxy cards, and agenda.

The Board discussed if there was need to send out a chronology of the Homeowner C case to all members and the need to have attorney Fickel attend the annual meeting for a half hour to answer questions.

The Board discussed contacting as many neighbors as possible before the meeting to answer questions.

Homeowner D 3 horses

The Board discussed a timely response to the email from Homeowner D in which she requested a semi-permanent variance for keeping 3 horses.

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 December 13<sup>th</sup> at Director Calvert's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary