

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
November 20, 2013

Meeting held at Director Eldenburg's home.

Board Members Present: Directors Coulson, Eldenburg, Hersch, Rieke, Ruof, Schnitzler and Skeldum.

Board Members Absent: Martin and Stroud.

Meeting chaired by Board President Ruof

Meeting came to order at 7:12 p.m.

Approval of agenda:

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

**Reports:**

Secretary's Report. The minutes for July (2) and August were sent out for review and comment. No Board members have provided additional comments. President Ruof is reviewing September and October and will send all 5 reports out in the next week for comment before posting.

Treasurer's Report for October and November: The reports were presented by Treasurer Skeldum. The Board reviewed and discussed the reports. It was decided that we would have a special meeting with the bookkeeper to discuss the accounting method to use because we want to update the way that we reflect current liabilities. Director Coulson and Eldenburg will contact the bookkeeper to schedule the meeting and prepare him. We will try to schedule the meeting for December 4<sup>th</sup> or 5<sup>th</sup>. These reports were tabled until after the special meeting.

**Bills:**

Jim Russo web hosting	\$ 14.97
Bill Skeldum – stamps and labels - invoices	\$ 13.98
Susy Ruof – Stamps	\$ 8.20
Deb Coulson –newsletter postage	\$ 18.40
Bruce Fickel – payment on account	<u>\$850.00</u>
Total	\$905.55

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

The Board discussed the Groupcast invoice. Groupcast has billed for the annual renewal of notification system. Director Skeldum will investigate other options.

Income:

Total received from Bankruptcy Court (Homeowner A)	\$215.52
Total received from garnishments (Homeowner B)	<u>\$618.18</u>
Total payments received re lawsuit	\$833.70

Current Year Dues Report: 15 people have not paid any dues and assessments. Treasurer Skeldum has sent reminder invoices to all parties but Homeowner C, Homeowner D and Homeowner B. 22 members have not paid 2<sup>nd</sup> half. There was discussion regarding the past due assessments. Treasurer Skeldum will send reminders immediately. Homeowner E has paid current years dues and trash, and now only owes \$398 for past due assessments.

The Board discussed the compilation summary statement prepared by our CPA. Director Eldenburg and Hersch will work with our CPA to agree on language for the CPA compilation statement.

Neighborhood Committee: The Committee met November 5th. They plan a 2<sup>nd</sup> annual Brighten Up Northmoor Christmas light contest which will be judged on December 14th. They plan to host a caroling party on December 15<sup>th</sup>. They plan hot chocolate and a bonfire in the picnic area. Newsletter will be sent out in January. December 1<sup>st</sup> was the deadline to send information to the Board for items to be included in the annual meeting.

Architectural Control Committee: Tabled. Director Hersch will send the reports out by email to be discussed at the next meeting.

Property Maintenance Report:

Director Eldenburg is working on pulling the dead trees in the greenbelt if she can get a tractor into the greenbelt.

Greenbelt tree watering: Director Ruof, and Rieke will water the trees this month with the watering system.

Dirt Ditch. The County has been out cleaning out the culvert and the ditch near the Homeowner F property. When the County has the ditch open to Homeowner F corral, we will clean out the ditch running through the corral. We will talk to attorney Fickel to make sure we are correctly taking steps to assert Northmoor's ownership of the ditch right of way.

Concrete Ditches: Tabled.

New members report: Tabled.

Technology Committee. Tabled.

**Old Business:**

President Ruof and Director Skeldum plan to meet on a weekend soon and do an audit of the safe deposit box.

Special Meeting to Discuss Enforcement Policy. The Board will schedule a meeting to discuss enforcement policy after the meeting with the bookkeeper.

Homeowner G Property/Three Horses. The Board had reviewed a draft letter regarding the 3 horse situation at the Homeowner G property and voted by email to approve sending the letter, which was sent.

Homeowner H. It was brought to the Boards attention that there are 5 horses being kept on the property. President Ruof circulated a draft letter for review regarding the covenant violation. It was moved, seconded and approved to send the letter.

Homeowner A/Homeowner B. There are 4 horses on the property. President Ruof circulated a draft letter for review concerning the covenant violation. It was moved, seconded and approved to send the letter.

Lawsuit Review. The collections continue.

### **New Business:**

Damaged Bridge on County Road 44. President Ruof has been in daily contact with the Town of Berthoud regarding the repair of the bridge over Little Thompson Creek on Weld County Road 44. Berthoud is working with Weld County to negotiate the repair of the bridge. We have been told that the bridge has been inspected twice and is structurally sound. Weld County and Berthoud have met with CDOT and FEMA who have told them that there is money allocated for reimbursement of the repairs. An email was sent to the membership to notify them that the Board is monitoring the situation and advocating for the road to be opened ASAP.

Ish Reservoir Special Meeting. Director Rieke attended the meeting and circulated minutes. Ish will be working on repair of its infrastructure due to the floods. Ish has received a grant and will also take out a loan for repairs. The Board will receive more information as it becomes available.

Seismic Testing. President Ruof spoke to Mike Hart, the town manager for Berthoud for an update on seismic testing in the Berthoud area. She has also spoken to Weld County regarding requests for seismic tests. Neither one has had a request from Cougar Land or Anadarko to conduct seismic tests and run thumper trucks in the area. The closest the trucks could come would be County Road 42 or 11 or on the Wilson homestead property and the Podtberg property. The Board discussed how to proceed if any company starts to do testing in the area.

Invisible Fence Issue. There was a regrettable accident in which a small dog was killed near the greenbelt when it strayed onto property where a large dog was contained by an invisible fence. The property with an invisible fence borders the greenbelt. The location of the invisible fence did not appear to be clearly marked and there do not appear to be visible signs. The Board is investigating the possibility of adopting a policy governing invisible fencing, recommending that the location of the fence be clearly marked and signs posted to mark the private property. The Board discussed having the ACC and the policy committee discuss this issue and make a recommendation to the Board. The current fence policy mentions invisible fences but does not have any other requirements.

Annual Meeting. The Board discussed dates. President Ruof will send out an email to the full Board to check availability.

NEXT REGULAR MEETING: The next meeting will be held December 11th at Director Stroud's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary