

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
November 12, 2014

Meeting held at Director Coulson's home.

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

Board Members Absent: Eldenburg, Martin, Rieke and Schnitzler.

Meeting chaired by Board President Ruof

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

Agenda suspended for Committee Reports.

Director Coulson presented a report of the status of the Governing Documents Committee, Water Committee and Oil and Gas Committee.

Water Committee: The Water Committee members agreed that they would suspend their work until the Oil and Gas Committee has wrapped up their current work because most of the committee members are the same and there is a lot of work to do on the oil and gas.

Governing Documents Committee: Director Coulson presented a brief report discussing the status of the committee's progress.

Oil and Gas Committee: Kim Gardner, a member of this committee, attended the meeting. The Committee is working with Steve Louis-Prescott of the Astrella Law Firm. The committee is looking for a tax attorney who is expert in HOA ownership of minerals for ideas on how to handle the tax implications and corporate structure.

Approval of agenda: It was moved, seconded and motion carried to approve the agenda.

**Reports:**

Financial Reports for August and September:

The Board Reports for August and September still need to be revised. The Treasurer will work with the bookkeeper to resolve the problem. We will review the revised reports when they are available.

The Board reviewed the October report. It was moved, seconded and approved to direct the webmaster to post the October web report.

Bills:

Ginny Hersch (printer ink and paper)	\$ 72.42
Bruce Fickel	<u>\$575.00</u>
Total	\$647.42

The Post Office box rent was previously approved up to \$50. The bill came and it was \$50.00.

Moved to pay the bills, seconded and approved.

Assessment Report: Three people have made no payment. They are Homeowner A, Homeowner B, and Homeowner C. \$285.00 is now due. Two have made partial payments (Homeowner D and Homeowner E). President Ruof made contact with some members.

Treasurer Skeldum and/or Director Eldenburg will work on sending out updated past due invoices.

Technology Report. Our email is not working when we want to send attachments. Jim Russo will contact the company to try to have the matter resolved.

Secretary's Reports for August, September and October. The August Secretary's report was circulated via email. It was moved, seconded and carried to approve the August report. It will be posted. The September minutes were circulated via email. There were some changes suggested. The changes will be made. It was moved, seconded and carried to accept the September report as corrected. The September report will be posted once the corrections are made. The Board discussed the October minutes. The corrections will be made. It was moved, seconded and carried to approve the October minutes as corrected and approved that they be posted.

Release of Homeowner F Assessment Lien. Director Hersch will deliver the recorded release of lien to Treasurer Skeldum. He will deliver the release along with a duplicate check received from Homeowner F.

Compilation Summary. President Ruof will talk to our accountant David Straka regarding this summary when she has the taxes prepared.

Fickel Account Reconciliation. President Ruof will send the summary of the account prepared by Director Coulson to Attorney Fickel and discuss the account with his accounting department.

Neighborhood Committee: No meeting was held in November.

Architectural Control Committee: July, August and September reports have been completed. Hard copies were delivered to all Board members for their review. October will be distributed by email. The report for November was passed out for review. ACC Secretary Stroud discussed an approval for her project. The Board reviewed the approval.

ACC Policy and Procedure. The ACC worked to revise the ACC Policy and Procedure. Board discussed the draft policy and procedure. The Board was provided a draft of this to review and

discussed changes. President Ruof and ACC Secretary Stroud will work on some changes in response to the resolution passed last month.

Property Maintenance Report: Director Rieke was not at the meeting. The hay has been cut and baled but not yet picked up. President Ruof has asked Director Rieke or Martin to communicate with Dale Alps.

Director Coulson reported that there is a tree with a very large limb that has broken. The Board discussed asking Director Rieke to look at the broken limb and get some estimates for tree trimming. Director Coulson will contact Director Rieke to have him handle this.

Dirt Ditch. Tabled.

New Members Report. Tabled.

### **Old Business:**

Homeowner G Property. President Ruof presented a draft of a letter to Homeowner G regarding the condition of the property. The Board discussed suggestions. President Ruof and Director Coulson will review the property and the letter will be revised to document the items that need to be addressed.

Enforcement Policy. President Ruof is working on a revised draft.

Animal Equivalency. Director Stroud passed out a revised draft of the animal equivalency policy for discussion. She would like this to go out with the enforcement policy for Covenant 2.

Enforcement Policy For Covenant #2 (Horse Policy). President Ruof has worked on a draft policy which was sent to the Board for review and discussion. The Board discussed the draft and suggested changes.

Safe Deposit Box. President Ruof and Director Hersch did an audit of the safe deposit box. Secretary Hersch will update the inventory list.

Letter to Homeowner E regarding Shipping Container. The Board sent a letter to Homeowner E regarding the shipping container that was recently placed on the property. In response to the Board letter, Homeowner E forwarded an email that they sent over a year ago telling the Board that they would be placing a “Pod” on the property to store furniture while they work on a remodel project. The Board discussed a response letter. Director Stroud will draft a response letter.

Homeowner H Fence. ACC secretary reviewed the files to determine if there was anything mentioned regarding the need to pull the ditch from time to time. There was nothing in the file. The ditch still needs to be pulled.

Homeowner I Horses. Since the beginning of November, there are only 2 horses on the property.

Boxes of Records. The Board discussed the files that various members were keeping and the possibility that the files could be scanned and put on the cloud so that the files would be more accessible.

Oil and Gas Lease. The Board delayed this discussion until after the rest of New Business was discussed.

**New Business:**

Northmoor Roads and Homeowner J's Work on Behalf of Northmoor. The Board discussed the condition of the road and the need for chipsealing. President Ruof had discussed the issue with Berthoud on 10/16/2014 - we were not high on the list and it might be several years before any sealing was done. The Board will consider what kind of action we should take.

Oil and Gas Lease. Additional discussion was held concerning the oil and gas lease.

NEXT REGULAR MEETING: The next meeting will be held December 10, 2014 at Director Martin's home.

NORTHMOOR ACRES BOARD OF DIRECTORS  
Ginny Hersch, Secretary