

**Northmoor Acres Homeowners Association
Board of Directors Meeting
October 12, 2011**

Meeting held at Director Calvert's home.

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

Board Members Absent: Director Ivarson and Waser

Meeting chaired by Board President Ruof

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

Approval of agenda: The Agenda was approved as amended.

The agenda was suspended to discuss the resignation of Dan Ivarson and to introduce a potential new Board Member Deb Coulson. It was moved, seconded and approved to accept Dan Ivarson's resignation and accept Deb Coulson's nomination. Deb was appointed as a new Board member.

The Board discussed a recognition card or gift for Dan Ivarson to thank him for his service. Director Martin will get a plant and deliver it. The Board will also keep him in mind for special projects.

Reports:

Secretary's Report for September: The minutes of the September meeting were approved as amended.

Treasurer's Report for September: The report was presented by Treasurer Calvert. The Treasurer's report was approved as amended.

It was moved, seconded and approved for the Treasurer to pay the Royal Disposal quarterly bill when it is received and notify the Board that the payment was made at the next meeting.

Bills:

Intermill Land Surveying - 2 nd half payment	\$410.00
Postmaster – Annual P.O. Box Rent	\$44.00
Mike Martin (reimburse for Grand Rental Station – rental of metal detector	\$35.10
Bill Skeldum Printing Dues Invoices	\$56.40
David Straka – Tax Preparation	\$290.00
Joanne Stroud – postage dues invoices	<u>\$8.80</u>
Total	\$853.54

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

Dues report: Treasurer Calvert reported that we have received dues from all but 11 unpaid lots. They are Byrum, Gibbs, Harris, Hawkins, Kline, Lage, McDonald, Prior, Prunsky, Swenson, Trimble (2 Years)

The dues were overdue by July 31. The Board sent a past due invoice. The Harris's house is for sale. The dues will be paid when the property sells. Director Stroud will make a final courtesy call to each owner before any further action is taken.

A lien was filed against the Trimble property for the 2010 – 2011 dues and trash assessment. Mr. Trimble was notified of the lien.

Architectural Control Committee: ACC Secretary Stroud gave a report.

Property Maintenance Report:

Ditches:

Concrete Ditch: Director Martin received a copy of the survey of the concrete ditch from Intermill Land Surveying and the ditch right-of-way. It was moved, seconded and approved for Director Martin to take the survey to Attorney Fickel and ask that he prepare a letter to the McWhinney's requesting an agreement for Northmoor to have the right to use the ditch permanently.

Dirt Ditch: Director Rieke has not yet hired anyone to pull the ditch. The Board discussed the fact that the dirt ditch must be maintained. It was moved, seconded and approved to authorize Director Martin ask attorney Fickel how long it will take for him to get an agreement with the McWhinneys for the use of the ditch. Director Rieke will also call a contact that Director Stoud knows to see if they would be willing to do the work now to either burn or pull the ditch.

New members report: Director Stroud reported that she has met 2 new neighbors: Paul and Patty Daniels who are living on Cactus Drive and Tucker and Amy Thompson who are living on Northmoor Drive.

Old Business:

Tract D-2/Frank Long. Directors Ivarson, Martin, Ruof and Vance have found most of the pins along the north property line. The Currans are using a portion of Northmoor property and they have entered into a lease with Northmoor. Frank Long is using a portion of Northmoor property. There are other owners using Northmoor property. The Board will draft a form of letter for Attorney Fickel to send which acknowledges that the owners are using Northmoor's property.

Policy for Penalties: Director Ruof spoke to Attorney Fickel who has agreed to meet with the Board to discuss the Policy for Penalties. We will schedule a special meeting for the entire Board to meet. Attorney Fickel can meet sometime after the 1st of November. Director Ruof will send out suggested dates and we will try to schedule a date.

Letters: Director Stroud and Director Waser drafted letters to Trimble (unsightly yard), Moldenhauer (unapproved structure), Gesick (general cleanup), Benis (fencing and deck), Prunsky (general condition of property), Hastings (follow up to letter and meeting) and Gardner (general condition of property). These letters will be sent.

Telephone Notification System. Director Ruof will get together with Bill Skeldum when he is better.

Dangerous Dog. A 2 day trial is scheduled for December 6. There is a pre-conference date of Nov 21. The Board discussed the items that the Board needs for the trial. At the suggestion of Attorney Fickel, President Ruof is drafting a letter to Tecca Rivera noting that the ACC has inspected the project and that it is not approved.

Insurance Policies: Attorney Fickel suggested that the Board members should read the policies and be familiar with them. Tabled.

Summary of Maintenance: Director Rieke will present a summary of the work done last year at a future meeting.

Oil and Gas: Director Ruof brought the Board's Conflict of Interest policy to the Board for its review. Director Martin does not understand how the conflict of interest policy would affect Board members if any owner also owns their own minerals. The Board discussed the matter. It was moved, seconded and approved for President Ruof to check with Attorney Fickel to make sure that the Board does not violate the Conflict of Interest Policy.

Podtburg Dairy machinery: We received a complaint about noise from the Podtburg dairy. Director Martin will call them.

New Business:

Bill Skeldum: The Board had approved a gift to recognize Bill Skeldum's service to the Board. We were unable to give him a gift while he was ill. It was moved, seconded and approved to authorize Director Calvert to get a gift for Bill and it was approved for a \$100 expenditure.

Lage Property: An unsightly letter will be sent soon. The County has reviewed the license plates on all the vehicles.

Community Association Group. Director Ruof will look into joining a community association group. Tabled.

Annual Meeting: A tentative date was set for Feb 25th and the second choice is February 11. Director Calvert will try to schedule the Johnstown hall.

News letter. A newsletter will be sent out in the next few months. Tabled.

Hawkins Camper: Director Ruof will speak to Ms. Hawkins about an alternative location for the small camper sitting in the front of the house.

DeFeyter: Ed DeFeyter reported that he has been successful in finding a stain for his house. A letter will be sent to him thanking him for his efforts.

NEXT MEETING: The next regular meeting will be at Director Vances' house on November 9, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary