

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
October 9, 2013

Meeting held at Director Coulson's home.

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

Board Members Absent: Martin, Schnitzler and Stroud.

Meeting chaired by Board President Ruof

Meeting came to order at 7:25 p.m.

Approval of agenda:

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

**Reports:**

Secretary's Report. Passed out July and August for review, September report tabled.

Treasurer's Report for September: The report was presented by Treasurer Skeldum. The Board reviewed and discussed the report. The Board is exploring how the reports should reflect cash vs. accrual accounting and also reflect recommendations from the Budget Committee to provide more detail to homeowners. Approval of treasurer's report was tabled pending the resolution of these issues.

**Bills:**

David Straka – tax preparation and review	\$ 360.00
Royal Disposal - previously approved	3,540.00
USPS – post office box rental	46.00
Bruce Fickel – payment on account	<u>\$200.00</u>
Total	\$4,146.00

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

**Income:**

Received from Bankruptcy Court (Homeowner A) - several months	\$184.73
Received from Green Hills Sod (previously reported) – water leasing	\$350.00
Homeowner B – 2 checks totaling \$100 (now owes \$508)	\$100.00
Transfer Fee – Homeowner C property sale -	\$30.00

Current Year Dues Report: We have received about 75% of the dues, Treasurer Skeldum will send reminder invoices.

The Board discussed the taxes and the compilation summary prepared by the Association CPA regarding the status of our account. Director Eldenburg will work on language for a CPA statement. The Board discussed the accounting method to use because for the first time we have accruals. The Board discussed the need to upgrade the bookkeeping software which has not been updated since the early 2000's and also the HOA computer which is now more than 10 years old.

Neighborhood Committee: The Committee met October 1st. They plan a 2<sup>nd</sup> annual Brighten Up Northmoor Christmas light contest and are discussing caroling. Homeowner D is planning a Halloween celebration and the Committee is looking into how to participate. A newsletter is going out in the next week and the Board discussed information for the newsletter. There are open Board positions. The nominating committee will be asked for nominations. The newsletter will ask the members to contact a Board member with any topics to be considered at the annual meeting.

Architectural Control Committee: Tabled.

Property Maintenance Report:

With the rain we have been having, Director Eldenburg will try to pull the dead trees in the greenbelt if she can get a tractor into the greenbelt.

Greenbelt tree watering: Director Ruof, Homeowner E and Homeowner F have agreed to let the Association use their water. The property maintenance committee will water the trees this winter.

Dirt Ditch. The County has been out cleaning out the culvert and the ditch near the Homeowner G property. When the County has the ditch open to Homeowner G's 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.

Records Policy. President Ruof needs to send a final version passed in September to the webmaster for filing on the website.

Homeowner H Property/Three Horses. It appears that there are only 2 horses at the property now. No letter to be sent at this time.

Lawsuit Review. The collections continue.

### **New Business:**

Ish Water Annual Meeting. President Ruof attended the meeting. There was damage to the Ish infrastructure due to the floods. The board members are applying to FEMA for grants for repairs. The repairs are extensive as there are 2 miles of ditch that was damaged. The Board will receive more information as it becomes available.

Seismic Testing. There was a request from Cougar Land who is contracting for Anadarko, an oil and gas exploration firm to conduct seismic tests to map the oil and gas formation. The company wants to get permission to access Northmoor roads and greenbelt property for testing. President Ruof has been in contact with personnel from Cougar Land, and various officials in Weld County, the Town of Berthoud and other property owners regarding seismic testing. The Board discussed the possibility of property damage, damage to the greenbelt and harm to animals. The Board's conclusion is that there is too much potential for damage to make it worth participating in the seismic study.

Homeowner I Settlement Offer. Homeowner I made a settlement offer to settle the enforcement action and stop the garnishments. The Board discussed the offer and it was moved, seconded and approved to reject the offer as insufficient. A letter will be sent.

Homeowner J fence issue. The ACC sent a letter on September 3 regarding completion of the fence project. The Board received an email response on September 12 from Homeowner J. Since the ACC secretary was not at this Board meeting, this issue was tabled until feedback could be received from her.

NEXT REGULAR MEETING: The next meeting will be held November 13th at Director Stroud's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary