

**Northmoor Acres Homeowners Association
Board of Directors Meeting
September 13, 2011**

Meeting held at Director Vance'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.

Reports:

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

Secretary's Report for August Special Meeting: The minutes of the August special meeting were approved as amended.

Treasurer's Report for August: The report was presented by Treasurer Calvert. The Treasurer's report was approved.

Bills:

****Intermill Land Surveying - 1 st half payment	\$410.00
Jim Russo - web hosting	\$20.97
Lawn Doctor – greenbelt tree spraying	\$324.00
Joanne Stroud – ACC Secretary	\$90.00
Jim Russo – Web Master	\$90.00
Jim Russo – Bookkeeping	\$90.00
Trash – approved in advance	\$3,540.00
Bruce Fickel – \$2,040; \$773.00 Rivera and misc. consultations	<u>\$2,813.00</u>
Total	<u>\$7,377.97</u>

**** approved at last meeting and paid

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

Dues report: Treasurer Calvert reported that we have received about 78% of the dues. 15 members have not paid anything. They are Armfield – Lowe, Byrum, Doss, Erickson, Gibbs, Harris, Hawkins, Kline, Lage, McDonald, Prior, Prunsky, Swenson, Trimble (2 Years) Waneka. The dues were overdue by July 31. The Board will send a past due invoice. It was

moved, seconded and approved for the Board will file a lien on the Trimble property for the 2010 to 2011 past due dues and discussed monitoring the situation to see if an additional lien will be necessary.

Architectural Control Committee: ACC Secretary Stroud gave a report.

Property Maintenance Report:

Ditch: The surveyor will meet with Mike tomorrow to start the process to survey and describe the concrete ditch.

Director Rieke reported that he still has not yet found anyone to pull the ditch yet. He will continue to work to find someone.

Mowing and Weeds: Director Rieke inspected the greenbelt and found that the greenbelt did not have a weed problem.

New members report: Nothing to report.

Old Business:

Tract D-2/Frank Long. Directors Ivarson, Martin, Ruof and Stroud will continue to work to locate the pins using a metal detector rather than hiring a surveyor. Director Ivarson has found 6 pins. Director Ruof, Rieke and Martin will work on locating the remaining pins.

Policy for Penalties: Director Stroud had distributed a draft of the revised policy for discussion at the last meeting. President Ruof spoke to Attorney Fickel who has agreed to meet with the Board to discuss this. We will schedule a special meeting for the entire Board to meet.

Letters: A letter will go to the Hastings, Moldenhauer, Gardener and Prunsky. Director Stroud and Ruof will work on the letters.

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

Dangerous Dog: Director Ruof gave a report regarding the mediation of August 31. The mediation was not successful. A two day trial is scheduled for December 6. We discussed the items that the Board needs to do to get ready for the trial. It was moved, seconded and approved for a letter to be sent by Attorney Fickel 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 review the policies again 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 Martin is still working on gathering information about leasing oil and gas that might be under Northmoor. Director Ruof will also be working on this. He reported that he met with a landman to gather information. The Board discussed the matter. This matter was tabled.

New Business:

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

Lage Property: A letter will be sent. It is time for the County to review the licenses on all the vehicles.

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

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

NEXT MEETING: The next regular meeting will be at Director Calvert's house on October 12, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary