

**Northmoor Acres Homeowners Association
Published Board of Directors Meeting
September 19, 2012**

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Director Waser

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Visitor's Forum: The Board recognized 3 special guests attending the meeting. Homeowner A, Homeowner B and Homeowner C.

Homeowner A asked that we try to send the message that anyone walking after dark should wear reflective clothing. This will be put in the newsletter.

Reports:

Secretary's Report for August:

The minutes of the August meeting were approved as amended.

Treasurer's Report for August: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Bills:

Susy Ruof (Stamps for Homeowner letters)	\$18.00
David Straka (Tax preparation – approved by email)	\$310.00
Jim Russo (Webhosting)	\$14.97
Jim Russo (Webmaster)	\$90.00
Jim Russo (Bookkeeper)	\$90.00
Joanne Stroud (ACC Secretary)	\$90.00
Bruce Fickel – on account	<u>\$624.00</u>
Total	\$1,236.97

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

Current Year Dues Report: There are 6 members that still owe something toward their annual assessments. Those members are-Homeowner D, Homeowner E, Homeowner, F, Homeowner G, Homeowner H and Homeowner I.

Past Due Assessments. Homeowner D's property is in foreclosure. The Board discussed filing a lien. President Ruof has contacted Attorney Fickel with regard to follow up action on the 2011-2012 assessments but has not heard back.

Previous Year Homeowner Assessments Report:

Homeowner E – paid \$220. Still owes \$25.00 for attorney fees. President Ruof has asked Attorney Fickel for the status of payment of the outstanding attorney fee of \$25 charged for the collection letter regarding the delinquent 2011-12 annual assessments

Homeowner D – unpaid – currently owes \$220 plus attorney fees. This is being handled by Attorney Fickel. The Board discussed a lien if no payment has been received. President Ruof will call Attorney Fickel for an update.

Homeowner F - Unpaid. The Board discussed filing a lien for the 2011-2012 assessments and special assessment.

It was moved, seconded and approved to file a lien for the past due assessments on Homeowner D and Homeowner F properties.

Architectural Control Committee: ACC Secretary Stroud gave the report for the September meeting. See the report for details.

Neighborhood Committee: Director Coulson reported that the Committee met August 28th primarily to do the final planning on the car show. The car show was a great success and it generated \$40 which will be used to defray the cost for another activity. The committee would like to put some items in the newsletter.

* The Committee is willing to assist neighbors that are in need of some help with their properties.

* There will be a note in the newsletter regarding Halloween. Some members like to decorate and the Committee will be asking for interest in Halloween and Trick or Treating.

* They will announce the Brighten Up Northmoor lighting contest for holiday lighting.

* They may be doing a coupon advertising project for the holidays.

There was also a meeting September 18, 2012.

Property Maintenance Report:

Director Rieke requested approval from the Board to drive a vehicle down into the greenbelt to work on some of the t-posts and debris removal. It was moved, seconded and approved to grant permission to the Property Maintenance Committee to take vehicles onto the greenbelt at any time for the purpose of maintenance.

There is a wire fence along one of the lots with t-posts. The fence is in disrepair and the t-posts should be removed. Director Stroud will call the owner to see if the fence can be removed.

Homeowner J had offered to help with removal of t-posts and he will be asked to assist. He has stated that he has a tool that is used to remove t-posts.

Director Rieke has asked Homeowner G, who is supplying water to the greenbelt, for a water bill.

Jeff Russell from Lawn Doctor suggested that we remove the 2 dead trees in October and to try to water the greenbelt trees as much as possible. The Board discussed how to get water to the trees. Director Rieke plans to water the greenbelt trees again this summer. It was moved,

seconded and approved to have the Property Maintenance Committee insure that the greenbelt gets watered.

The Committee will also try to work on goathead thorns which are getting very bad on the roadways. We will also put a note in the newsletter asking each owner to take care of the weeds on their property and on the County property that borders the roadways along their property. The Board discussed scheduling a day for a neighborhood project to clean up the goatheads along the roads.

Dirt Ditch. The Property Maintenance Committee will be handling the maintenance of the dirt ditch. President Ruof will clean the ditch with her weed eater. She will be taking before and after pictures. She will coordinate with Homeowner A so that they can prepare the ditch for the clean-out this fall.

T-Posts. President Ruof and Director Rieke will look for some pvc or plastic sleeves to go over the t-posts that are left in place. They will go shopping for materials in the near future. They will ask for approval for the expenditure.

Concrete Ditches: This is tabled.

New members report: There are still properties for sale on Cactus, Brittlebush, Northmoor and Staghorn. There are closings scheduled for the properties on Cactus and Staghorn.

Old Business:

Enforcement Actions Regarding Property Cleanup: President Ruof and Director Eldenburg are working on form letter drafts for review by the Board.

Dangerous Dog. The Court denied the Homeowner K's appeal of the County Court's ruling on the judgment awarded to Northmoor. We are proceeding with the collection efforts.

New Business:

CCIOA. Attorney Fickel is planning to hold a training seminar and the Board members are encouraged to attend. We will be getting information on this in the near future.

Letter Committee. President Ruof and Director Eldenburg are working on form letters for standard enforcement letters. President Ruof asked for volunteers. Directors Rieke and Stroud volunteered.

Permitted Animals. We have been asked recently about what types of animals are allowed in the subdivision and in what number. Directors Stroud and Coulson and President Ruof will study this and create a policy if necessary.

Meeting Request. Tomorrow is the deadline for homeowner requests for special meeting. There are approximately 3 parties that have requested a meeting. The Board discussed that there may not be enough interest to justify the expense of a special meeting. The Board discussed a discussion with Attorney Fickel to provide a summary of events to the members.

Technology. Director Eldenburg has been storing Association documents on Google Docs and she is willing to work with anyone to help them learn to use the system. Director Eldenburg and President Ruof are exploring the capabilities of the existing website. They are working with the Webmaster.

New Board Member. Susy Ruof has tried to reach Director Waser to determine whether she plans to remain on the Board. We will reach out to her this coming month.

Homeowner J 3 horses: A letter was sent regarding the 3 horses being kept on the property. There are now only 2 horses being kept.

Homeowner L 3 horses: A letter was sent regarding the 3 horses being kept on the property. There are currently only 2 horses being kept.

Pending Items: Tract D-2, oil and gas, Training on reverse 911 system, Blue Book, electronic copy of all correspondence.

CAI Items: Policy for penalties, Board Insurance Policies, record keeping and access, budget and reserve rules, alternative energy policy and new required policies.

Newsletter Items. The newsletter will thank members for attending the car show and making it a success. It will also mention wearing reflective clothing at night, goat head removal, holiday lights, neighborhood assistance, Halloween decorations and trick or treating.

NEXT MEETING: The October meeting will be held October 17th at Director Eldenburg's house. Director Rieke will bring cookies.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary