

Northmoor Acres Homeowners Association
Board of Directors Meeting
September 11, 2013

Meeting held at Director Hersch's home.

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

Board Members Absent: Stroud.

Meeting chaired by Board President Ruof

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

Approval of agenda:

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

Enforcement Policy. The Board discussed whether or not it is necessary to have a special meeting regarding revisions to the existing enforcement policy. The existing policy does not have a fine schedule and we have been advised by the Association attorney to adopt a fine schedule; it is also required by CCIOA. This topic needs to be finalized. There was discussion regarding the policy and different Board members opinions. It was discussed that we should invite an expert from CAI to a meeting to help educate us. Tasks: research other self-managed HOAs to see how they handle fines. Director Eldenburg will handle this. What if a fine does not work, what is the process after we go through our steps? Director Rieke and Skeldum will research this. CAI consult: President Ruof will handle this. President Ruof and Director Schnitzler will be attending the CAI training in October. President Ruof will work to schedule a meeting.

Homeowner A Horses/Homeowner B Three Horses. Needs to be addressed and monitored.

Records Policy. It was moved, seconded and approved to accept the final draft policy. It is the final version and will be posted.

Reports:

Secretary's Report. The Secretary's Report for the May and June were accepted as edited. The minutes for the July and August meetings and the joint Budget Committee and Board meeting were sent out for review. They will be approved by email.

Treasurer's Report for August: The report was presented by Treasurer Skeldum. The Board reviewed and discussed the report. There was an adjustment which will be made. It was moved and seconded and carried to approve the Treasurer's report with the correction. Director Coulson abstained from the vote, is not sure whether we can or should have both cash and

accrual methods in the same report. She would like to have Director Skeldum ask our accountant his opinion about cash and accrual systems.
There was a posting error for \$190.00 in a previous report. It was moved, seconded and approved to post a corrected report on the website.
Homeowner C asked about paying in some electronic format. Treasurer Skeldum will explore the possibility.

Bills:

Deb Coulson- Stamps for newsletter	\$18.40
Deb Coulson – reimburse for picnic	102.32
Lawn Doctor – Greenbelt tree spraying (pine beetle)	\$660.00
Jim Russo – web hosting -	90.00
Jim Russo – Bookkeeping	90.00
Joanne Stroud – ACC secretary	90.00
Joanne Stroud – Toner cartridge	\$41.96
Bruce Fickel – payment on account	<u>\$150.00</u>
Total	\$1,242.68

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

Current Year Dues Report: We have 34 members that have not yet paid their dues and assessments. Treasurer Skeldum will send reminder invoices. Homeowner D paid another \$50.

Director Skeldum and President Ruof had an appointment with the Association CPA to work on tax preparation. Our CPA prepared a draft letter summary regarding the status of our account. Director Eldenburg will work on language for a CPA statement.

Neighborhood Committee: There is no report.

Architectural Control Committee: Director Hersch presented the meeting minutes for the August 7th and September 5th meetings. The Board reviewed the minutes.

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: The Board decided that there has been enough rain that it is not necessary to water at this time.

Dirt Ditch. The County has been out cleaning out the culvert and the ditch near the Rohrbacker's property. Director Rieke and Director Martin worked with the county to clean the ditches from weeds and chunks of concrete. Homeowner E is working on cleaning the ditch on his property.

Rental of Supply Water. We were able to rent our Supply Water to Green Hill Sod Farm for \$375.

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.

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

Dangerous Dog Lawsuit. Attorney Fickel continues work on the collection action and we are proceeding with garnishment.

Policy Committee – Review Current/New Policies. The committee meets approximately once a week and is working on updating the policies. The Policy Committee will also work with webmaster Russo to update the website.

Animal Policy. President Ruof will check to see what Weld County does with miniature horses.

CCIOA. Tabled.

Pending Items: Review of all policies, Tract D-2, oil and gas, training on reverse 911 system, Blue Book update, electronic copies of all correspondence, water engineer.

New Business:

Records Policy. A draft of the Records Policy was prepared and circulated to the Board in March; there have been several amendments made to it. It was moved, seconded and passed to approve the Records Policy as amended. President Ruof needs to send a final version to the webmaster for filing on the website.

Covenant 6 Policy. There was discussion regarding the policy concerning enforcement of “commercial enterprises” and the need to clarify the policy and update it.

Seismic Testing. Some members have been approached by Anadarko, an oil and gas company who will be conducting tests to map the oil and gas formation. They are trying to get permission to access Northmoor property for testing. Director Martin will send out information to all of us.

NEXT REGULAR MEETING: The next meeting will be held October 9th at Director Coulson’s home.

NORTHMOOR ACRES BOARD OF DIRECTORS
Ginny Hersch, Secretary