

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
September 15, 2016

The Meeting was held at Berthoud Community Center

Board Members Present: Directors Coulson, Hersch, MacFarlane, Rieke, Ruof and Rutt

Board Member Gardner attended by telephone.

Board Members Absent: McCollum and Sprague.

Meeting came to order at 7:09 p.m.

Meeting chaired by Board President Ruof

Member's Forum: Recognition of Homeowner who lives at 20336 Northmoor). Homeowner attended the board meeting to discuss the letter that the Board sent to them on August 26, 2016 regarding the fact that there are 3 horses being kept on the property. Discussion. The homeowner wanted to discuss the procedure for sending enforcement letters and the fact that she disagrees with the covenants and the animal equivalency policy. Homeowner believes that the governing documents should be changed. The Board and the homeowner discussed possible solutions and discussed the fact that the Board must enforce the covenants and there is a current violation. Homeowner and Board did not reach an agreement. Director Coulson will draft a follow-up acknowledgement letter for Board review.

Approval of agenda: The agenda was reviewed and amended. It was moved, seconded and motion carried to approve the agenda as amended.

ACC Report. ACC Secretary Stroud gave the report for August and September. In August there was one approval for 3 rail, white vinyl fence. In September, there were 2 approvals. See report for details.

Matters for Board consideration from ACC:

**Fence Letter.** Homeowners who live at 20336 Northmoor – Use of panels within unapproved (t-posts) fencing to contain horses. A plan for the use of panels was not submitted to the ACC and would not have been approved as perimeter livestock fencing. Discussion. The ACC Secretary provided the Board with a suggested draft of a standard letter outlining the violation. There was discussion. The Board made edits to the letter to address the fact that the panels were placed in the front and then moved before a violation letter could be sent last

month. It was moved, seconded and motion carried for the Board to send a letter to the homeowners.

**Unapproved Fence Letter.** 20503 Cactus – Horses are being kept in area where there is fencing that is not approved for livestock. There is also use of an electric wire which has not been approved per ACC guidelines and is not attached to an approved livestock fence. The ACC Secretary provided the Board with a suggested draft of a letter outlining the violation. There was discussion. It was moved, seconded and motion carried for the Board to send the letter immediately.

#### Covenant Violations:

5411 Sage Court Shipping Container. Since the homeowner responded to our August 3 notice of hearing letter, per our Enforcement Policy, the Board needs to schedule a hearing. ACC committee representatives will be offered a chance to attend. Director Gardner will contact the town of Berthoud to schedule some hearing dates. It was suggested that the hearing be scheduled for a date that is between the ACC meeting and the Board meeting. He will circulate the dates to the Board and the ACC. All members are encouraged to re-read the recommended hearing procedure if we have a hearing.

20957 Northmoor Horses (8.) Since the homeowner did not respond to our August 3 notice of hearing letter, per the Enforcement Policy, the Board is authorized to determine if there was a violation based upon the information available to it. A motion was made, seconded and motion carried that there was a covenant violation and a fine of \$25 was imposed. Per our Enforcement Policy, the Board will send a Notice of Determination Regarding Violation to the homeowner with a cover letter from the Board. There was discussion regarding the wording of the cover letter. President Ruof will circulate a draft for Board approval.

#### Secretary's Report:

August minutes were sent out by email for approval. It was moved, seconded and motion carried to approve the August Minutes.

#### Property Maintenance:

Greenbelt Mowing: Director Gardner has not heard from Dale Alps. He had asked another contractor to put us on their schedule but hasn't heard. He will follow up.

#### **New Business:**

Neteo Internet Provider. There was discussion. Individual Board members have contacted the company. We will wait another month to see if we hear more back from Neteo.

Treasurers Report:

Bills:

Deb Coulson (postage)	\$18.80
Bruce Fickel – professional fees	\$330.00
Jim Russo Web Page	\$14.97
Barry Saiger, CPA – financial and administrative Support	\$520.00
State of Colorado Tax filing	\$5,432.00
State of Colorado – Estimate Tax payment	\$1,360.00
ACC Secretary	\$90.00
Webmaster Jim Russo	\$90.00
Astell Law – legal fees	\$48.75
Ginny Hersch (printer ink and paper)	\$79.89
Shawn Rieke Mosquito donuts	<u>\$14.12</u>
TOTAL	\$7,998.53

A motion was made, seconded and carried to pay the bills.

Review of 2015- 16 HOA Income Taxes filed and 2016-17 Estimated Income Taxes filed.

CD Maturing. Director Coulson moved, it was seconded and carried for Director Coulson to close the \$6,000 CD and move the money to checking. Treasurer Rieke will combine that with additional money and create a \$10,000 reserve account. There was discussion about an account with the highest cd rates.

Board Financial Report. The Board reviewed and discussed the August Board Financial report. It was moved, seconded and motion carried to approve the report.

President Consultation with Attorney. The Board discussed a process for authorizing President Ruof to consult with an HOA attorney, currently attorney Bruce Fickel. The Board discussed a process in which President Ruof will send a note to the Board informing them that there is a matter she needs legal guidance on. She would be authorized to then immediately consult with an attorney and the matter will be discussed at the next Board meeting. It was moved, seconded and motion carried to authorize President Ruof to seek legal counsel after notifying the Board and then the action would be ratified at the next Board meeting.

ACC Report. The September ACC Report was approved.

The remainder of the agenda is tabled.

Adjourned at 9:47 p.m.

Next meeting October 20, 2016.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary