

Northmoor Acres Homeowners Association
Board of Directors Meeting
November 9, 2011

Meeting held at Director Vance's home.

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

Board Members Absent: Director Waser

Meeting chaired by Board President Ruof

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

Approval of agenda:

The agenda was suspended to discuss procedures for meetings in order to make them more efficient. It was resolved that a draft of the Secretary's report should be made available via email as soon as possible after the meeting so that Directors will be reminded of their designated tasks. The Board members should print a copy and bring it to the meeting. The Treasurer's report also should be available prior to the meeting so that the Directors can review it in advance. Each Director will attempt to submit their reimbursable expenses to the Treasurer prior to the meeting so that a complete list can be available at the meeting for approval.

The Agenda was approved as amended.

Reports:

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

Treasurer's Report for October: The report was presented by Treasurer Calvert. It was moved, seconded and approved to approve the Treasurer's report.

Bills:

Ginny Hersch - postage - \$3.08; recording Trimble - lien \$11.00	\$14.08
Mike Martin - card and plant for Dan Ivarson	\$15.46
Bruce Fickel – attorney fees (Rivera Dog Matter)	\$712.75
Anne Calvert Johnstown meeting room rental annual meeting	\$90.00
Anne Calvert – plant for Ms. Wolf	<u>\$17.99</u>
Total	\$850.28

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

Dues report: Treasurer Calvert reported that we have received dues from all but 7 lots. Those lot owners are Byrum, Gibbs, Prior (paid half and will pay half next month), Prunsky, Trimble (2 Years), Broadwill (still owes \$100). The Harris's house sold. The title company is expected to send a check.

The Board discussed following the status of these and resolved to send an additional invoice in December.

Architectural Control Committee: ACC Secretary Stroud did not give a report as there was no meeting held.

Property Maintenance Report:

Ditches:

Concrete Ditch: Director Martin reviewed the new survey of the concrete ditch from Intermill Land Surveying of the ditch right-of-way. He worked with them to obtain some revisions. He will take the revised survey to Attorney Fickel and ask that he prepare a letter to the McWhinney's requesting an agreement for Northmoor to have the right to use the ditch permanently.

Dirt Ditch: Director Martin, Rieke and Ruof have formed a committee to handle maintenance of the dirt ditch. Director Ruof visually surveyed the ditch and took pictures. The sides of the ditch were mowed and she is working with the Dings, Sorocellis, and other owners along the ditch to coordinate further maintenance. The committee also surveyed the concrete ditch and reported that it was in need of repairs.

Director Ruof, Martin and Rieke will need to come up with a plan for maintenance of the concrete ditch if Northmoor is granted the right to use it permanently: They will talk to attorney Fickel about documenting and taking pictures of ongoing maintenance work on the concrete ditch. They will also discuss what else they need to provide in order for attorney Fickel to complete the process of requesting the McWhinney's for a transfer of their interest in the ditch to Northmoor.

Director Rieke suggested that we abandon the idea of pulling the dirt ditch with a tractor to do our annual maintenance. We should consider using a back hoe which is easier to get into tight spaces and does not impact the surrounding property as much. We will also need to consider hand digging out some of the dirt to make the dirt ditch more usable.

Summary of Ditch Maintenance: Director Rieke presented a summary of the work done last year (October 2010) and the Board reviewed it.

New members report: Director Stroud reported that the new neighbors in the Harris house are Ronald and Virginia Hackell. She plans to meet them before the next meeting.

Old Business:

Tract D-2/Frank Long. Director Ruof reviewed the old files regarding the leases. She will ask Attorney Fickel to send a letter to the owners along the fence line which acknowledges that the owners are using Northmoor's property. Before talking to attorney Fickel, she wants to take

pictures of the properties along the fence. Director Rieke suggested Google Earth. It was moved, seconded and approved for her to proceed with a meeting with attorney Fickel. The letters will go out in December.

Policy for Penalties: Director Ruof will schedule a special meeting for the entire Board to meet with attorney Fickel, who will be able to meet with us sometime after the 1st of November. Director Ruof will send out suggested dates and we will try to schedule a date.

Letters: Director Stroud and Director Waser drafted letters which were sent out to Trimble (we will continue to watch the property), Moldenhauer (unapproved structure) we must follow up on 11/30, Gesick (general cleanup) (watch), Benis (fencing and deck) (thank you), Prunsky (general condition of property) we must follow up 12/1, Hastings (follow up to letter and meeting) we will follow up 12/31 and Gardner (general condition of property) we will follow up 12/1.

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

Dangerous Dog. A 2 day trial is scheduled for December 6. There will be a pre-trial conference on Nov 21. The Board reviewed the interrogatories which were answered and submitted. The Board discussed preparation for the trial.

Insurance Policies: Attorney Fickel suggested that the Board members should read the policies and be familiar with them. Tabled. Director Stroud will assist with copies for the Board members.

Oil and Gas: Tabled.

Podtburg Dairy machinery: We received a complaint about noise from the Podtburg dairy. Director Martin will call them. The noise seems to be better.

New Business:

Format for Homeowner Letters: Director Ruof discussed the format for letters to homeowners with attorney Fickel. Attorney Fickel advised that letters must make specific reference to the Covenant that the homeowner is violating.

Bill Skeldum: The Board received a thank you letter from Bill for the gift.

Lage Property: An unsightly letter has been drafted and will be sent.

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

Annual Meeting: A tentative date was set for Feb 25th. Director Calvert reserved the Johnstown hall for the annual meeting.

Snow Policy: The Board discussed our current snow policy. Director Rieke will be the person handling this. Dave Eldenberg might be willing to help.

Unapproved Structures: The Jurardos put up fencing and a metal overhang for their dogs which was not approved. Director Stroud asked the Board for approval to send a letter requesting a plan be submitted to the ACC for approval. Wayne Webber put round corral behind his horse structures. He was informed, when her submitted his initial fence plan prior to his moving onto the property, that a round corral could not be a stand alone fence and must be inside of an approved fence. Director Stroud will draft letters for the Board to review.

Holiday Lights: Director Coulson agreed to serve as chairman of the holiday light committee. It was moved, seconded and approved to use the picnic budget for the holiday light contest.

News letter. A newsletter needs to be sent out this month. The annual meeting date will be announced. We will ask for proposals from people with plow equipment who would be willing to help us with snow removal. Director Martin provided information regarding elder care assistance. The newsletter will contain information regarding the holiday light contest.

NEXT MEETING: The next regular meeting will be at Director Martin's house on December 14, 2011.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary