

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
December 2, 2015

Meeting held at Director Gardner's home.

Board Members Present: Directors Coulson, Gardner, Hersch, Martin, Rieke, Ruof and Skeldum.  
Board Members Absent: Directors Eldenburg and Rutt.

Meeting chaired by Board President Ruof  
Meeting came to order at 7:15 p.m.

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

**Reports:**

Technology Report. No Report. Director Eldenburg absent.

ACC Report. No Report.

Neighborhood Committee. No activity.

Treasurer's Report:

Presented by Treasurer Skeldum.

Bills:

Astrella Law	\$195.14
Jim Russo Webmaster and Bookkeeper	\$180.00
Joanne Stroud ACC Secretary	\$90.00
Lawn Doctor (spraying the trees in spring)	\$340.00
Royal Disposal (previously approved)	<u>\$3,540.00</u>
TOTAL	\$4,345.14

The Treasurer reported that he had ordered and received new deposit slips. These will cost \$50.00.

Board Financial Reports for July, August, September and October were approved. The report for the end of October will be resent with corrections.

2015-2016 Assessments:

Full payment – 69.4%  
Partial Payment - 24.5%  
No Payment – 5.9%

2014-2015 Assessments: still due: Homeowner 1 – \$340, Homeowner 2 - \$293, Homeowner 3 - \$340. A statement letter is going once a month. Late charges continue to be added.

Payment Plan Letters. President Ruof has drafted letters offering payment plans and telling them that a lien may be filed if no response is received. The Board reviewed and discussed the payment plan letters to Homeowner 3, Homeowner 2 and Homeowner 1. Edits were discussed.

2015-2016 Assessments: Parties that have not paid for current year: Homeowner 4, Homeowner 5, Homeowner 1, Homeowner 2, Homeowner 3, Homeowner 6 and Homeowner 7.

Oil and Gas Committee: Director Coulson and President Ruof have met to discuss the response from our HOA attorney Kelly Morrow regarding legality of any distributions. A distribution must be fair to all owners, present and future.

There was a discussion regarding a course of action for the Board to take and whether or not to have a members meeting.

Discussion regarding the option to refund assessments. There was discussion about how this could be done fairly. The Board decided to wait to make any decision until we received homeowner feedback from the letter of December 7<sup>th</sup>. President Ruof was instructed to contact Attorney Fickel on this issue.

The Board discussed suspension of next year's assessments.

Secretary's Report:

No meeting was held in April. The Secretary has distributed copies of the May, June, July, August and September 2015 Board meeting minutes. The Secretary has received 4 approvals for these. It was moved, seconded and motion carried to approve the May, June, July, August and September minutes. The Secretary will send to the webmaster for posting.

The October minutes have been revised and a revision will be sent to the Board for final approval. The November meeting minutes will be sent by email.

Minutes have been distributed for the January 17, 2015 Special Oil and Gas meeting and 4 directors have approved. It was moved, seconded and carried for the Board to approve the January 17, 2015 Special Meeting Minutes. These will be posted.

Property Maintenance:

Director Rieke and Homeowner 8 are working with Tom Cates to schedule for cleaning the concrete ditch and the dirt ditch. The work should be done in the next few weeks, weather permitting.

New Members Report. Homeowner 9's property has sold to the Homeowner 10. Director Gardner has not been able to reach them. He will keep trying. He will check with Homeowner 11, the agent.

Governing Document Committee: Director Coulson reported that the committee has been working on organizing Northmoor's governing documents. The Committee's goal is to prepare new blue books. Director Coulson is scanning the current documents and reformatting them. The Board discussed the process.

**New Business:**

Homeowner 12 Dog Running at Large. Homeowner 13 reported that the dog was on her property, Director Gardner, Ruof and Martin also saw the dog off the property. There was discussion regarding sending a letter and calling animal control. A standard letter will be sent. This is the 2<sup>nd</sup> letter.

Homeowner 1 Email Regarding Photographs of Property: Director Eldenburg will call the homeowner and discuss.

Homeowner 4 Trucks. Two tractor trailers have been on the property for the last week. The Board discussed sending a letter and also notifying the County. The Board also discussed if a letter should go out automatically whenever there is a semi-truck parked on any property in violation of our covenants, commercial vehicle policy and Weld County's ordinances. It was moved, seconded and motions carried to send the Homeowner 4's a letter and also to automatically send letters to any other homeowners that have a tractor trailer on their property in the future.

Email Bounce Problem: There was discussion regarding the problem that Board members are having with Board business email.

**Old Business:**

Homeowner 1 Settlement Offer. President Ruof sent a response to Homeowner 1 regarding settlement figures. We have not received the return receipt yet.

Homeowner 3 Shipping Container. A verbal response to the Board's letter was received. President Ruof will draft a response letter.

Homeowner 3 Property Condition Letter. There was discussion regarding the property condition letter. President Ruof feels that the condition of the property has improved. Discussion. There were questions about the mowing, numerous vehicles and miscellaneous junk.

Homeowner 14 Letter. A semi letter was sent but no violation letter has been sent. The property continues to improve.

Homeowner 2. The property has not been cleaned up and the mowing has not been completed. A follow up letter will be sent. There is a couch and an office chair on the front porch as well as junk scattered around.

Royal Disposal Additional Charges. Discussion from the November Board meeting was continued concerning the letters from Royal Disposal reflecting additional charges. The Board decided to put another note in the newsletter about the current trash agreement and take no other action at this time.

Adjourned at 10:12 p.m.

Next meeting January 13, 2016 at Director Coulson's house  
NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary