

Northmoor Acres Homeowners Association
Board of Directors Meeting
February 12, 2014

Meeting held at Director Martin's home.

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

Board Members Absent: Eldenburg and Schnitzler.

Meeting chaired by Board President Ruof

Meeting came to order at 7:12 p.m.

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

Reports:

Secretary's Report. Review of January 8, 2014 minutes. It was moved, seconded and approved to accept the January minutes as edited. Motion carried with one abstention.

Treasurer's Report for February 2014:

The Treasurer presented the report. The Board discussed the report. The Treasurer received a bill from Bruce Fickel. It was moved, seconded and approved to make a payment on account. There are corrections to be made to the Treasurer's report before the financial reports can be sent to the members. The Board will approve the revised report via email. Director Coulson will work with Treasurer to correct the report.

Bills:

Susy Ruof – annual meeting room reservation	\$ 60.00
Traveler's Insurance	\$ 754.00
Weld County Treasurer (taxes Tract A, B & C)	\$ 27.89
Deb Coulson – office toner for newsletters	\$ 68.29
Jim Russo – web hosting	\$ 14.97
Bruce Fickel – payment on account	<u>\$ 100.00</u>
Total	\$1,021.15

Current Year Dues Report: 112 people have paid in full. Twenty of 22 people have paid second half of trash. Eight homeowners have not paid anything. There was discussion regarding the past due assessments. Treasurer Skeldum sent reminder invoices. Homeowner A has paid current years dues and trash, and after paying \$110 this month now only owes \$288 for past due assessments. Board members are making an attempt to contact the delinquent owners to remind them. The delinquent owners are: annual assessment and full year trash: Homeowner B,

Homeowner C, Homeowner D, Homeowner E, Homeowner F, Homeowner G, Homeowner H and Homeowner I; second half trash Homeowner J and Homeowner K.

The Board reviewed the financial reports and discussed the report for the annual meeting.

Compilation Report. President Ruof and Director Hersch revised the language in the compilation summary cover letter. President Ruof will work with our accountant to come up with a letter for posting.

Trial Financial Software. Tabled.

Neighborhood Committee: There was no meeting in February.

Architectural Control Committee: There was no meeting in February.

Property Maintenance Report: Tabled.

Dirt Ditch. Tabled.

Concrete Ditches: Tabled.

New members report: Tabled.

Technology Committee. Tabled.

New Members Report. Director Stroud reported. There are new owners at the former Homeowner L property. The Homeowner M property is for sale.

Old Business:

President Ruof and Director Skeldum plan to meet on a weekend and do an audit of the safe deposit box.

Enforcement Policy and Collection Policy. A subcommittee has been working on drafting these policies. Drafts have been circulated. We want to schedule a meeting to review these soon.

Homeowner F. There are again 4 horses on the property and no communication has been received from Homeowner F. It was moved, seconded and motion carried to send another letter.

Homeowner I. There have been 3 or 4 horses kept on the property for several months. President Ruof will consult with attorney Fickel.

Lawsuit Review. There was discussion of the upcoming Homeowner I bankruptcy hearing on March 4th.

Homeowner N Letter. A letter was sent on December 11th to Homeowner N regarding unapproved structures on the property. They were asked to provide project paperwork to the ACC by the end of January. An email response was received. President Ruof sent a follow-up letter on February 10th.

New Business:

Homeowner I Letter Regarding Trash: Homeowner I sent a letter to the Board demanding that we stop the trash service from Royal Disposal and stop billing them for that service, claiming ongoing conflicts with the company. The Board discussed the issue with trash company representatives.

Annual Meeting. The Annual Meeting is scheduled for March 22. President Ruof, Director Coulson and Director Eldenburg have terms that expire. The Board discussed procedure for the annual meeting. Members who are not in good standing may not vote at the annual meeting.

Budget Proposal/Dues Increase. After several Director subcommittee meetings, Director Coulson has prepared a budget proposal, which has been endorsed by the Budget Committee. The Board discussed the need to raise the annual assessments. The Budget Committee spent a great deal of time reviewing and analyzing the HOA financials and budget. The Board discussed presenting information in the newsletter before the annual meeting and also including the budget information in the annual meeting packet. The Budget Committee has also scheduled a time to answer questions from homeowners about the budget on Saturday, March 1, at the Johnstown library from 9:00 to 11:00 am.

Proposal for Term Limits. There was a term limit proposal made and tabled two years ago, and then resubmitted after last year's annual meeting. The author is currently revising that proposal and may present a finished proposal to the Board for discussion at this year's annual meeting. The Board is waiting for the final document.

Nomination Committee. Director Coulson and Jackie Mouldenhauer are on the nominating committee. There are no volunteers or nominations so far this year for Board Directors.

Oil and Gas Lease. President Ruof emailed a proposal from an oil and gas company. The Board will review the proposal and discuss at the next meeting.

Thumper Trucks. There are sensors all around the subdivision. President Ruof will check with Weld County and the Cougar Land Company to ensure that the trucks are not coming into the subdivision proper.

Discussion re Delinquent Dues and Voting at the 2014 Annual Meeting. There was a discussion regarding how to remind homeowners who have not yet paid their dues, since several invoices have already been sent. Board members agreed to make a courtesy personal contact. In our governing documents, homeowners who have not paid their assessments are not in good standing and may not vote at the annual meeting. Contingent upon a review of the governing documents and approval by our attorney, a motion was made, seconded and approved to require homeowners to pay their annual assessment three weeks prior to the annual meeting (before March 1 this year); or, in the alternative, be required to pay with a guaranteed method (cash, money order, cashier's check, etc.) during the three weeks prior to the annual meeting. It was suggested that the content of this motion be discussed for possible inclusion in the draft of the new collections policy and advertised in the newsletter.

NEXT REGULAR MEETING: The next meeting will be held March 12 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary