

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
February 11, 2015

Meeting held at Director Eldenburg's home.

Board Members Present: Directors Skeldum, Rieke, Martin, Eldenburg, and Coulson  
Meeting Chaired by Board President Ruof

Board Members Absent: Directors Hersch and Schnitzler

Special Guests:

Kim Gardner

Joanne Stroud: ACC Committee

Homeowner 1

Meeting came to order at 7:01 pm.

It was moved, seconded and carried unanimously to have Kim Gardner join the Board, replacing the vacant seat left by Director Stroud's resignation.

Approve Agenda with ACC moved up to the beginning. It was moved, seconded and carried to approve the agenda as modified.

**Reports:**

**ACC Committee Report:**

The report was given by ACC Secretary Stroud

Temporary Shed – Homeowner 1 spoke about their temporary structure.

Presented pictures of other temporary storage, one was the previous approved temporary trailer on the Homeowner 2 property, the other a temporary structure that just went up and is being sent a violation letter. Homeowner 1 were wanting to 'buy some time' or come to an understanding. Discussion ensued about options and several Board members volunteered their property/location. It was moved, seconded and approved to grant them an extension to March 31<sup>st</sup>, 2015 to remove the temporary storage from the property.

ACC Secretary Stroud made the proxies for the annual meeting. There are some blank ones included in case someone loses their proxy. Although Secretary Stroud has covered this in the past for the Board, she is ready to handoff the process.

Secretary Stroud prepared a letter for Homeowner 3 with information that usually is sent to the seller's real estate agent about documents realtors are required to provide to buyers, since Homeowner 3 have their house "for sale by owner". President Ruof will mail a modified standard realtor letter to the Homeowner 3.

Still waiting on homeowner signature for temporary structure approval on Homeowner 2 property.

Also still need to discuss with the Homeowner 2 the completion of their fence.  
Discussed conversation with internet provider by President Ruof.

Discussed updating records request and what documentation is needed to remove Member names from communications. Discussion and precedence was discussed. We should probably go through the database and verify names match title. This is particularly true as the potential for income from Oil & Gas must match actual title/deed.

Final copy for December ACC Report was distributed. Feb report was reviewed. There were no new ACC requests.

New ACC Guidelines. Suggestion was made to post requests on web page. ACC did not want to do that. Committee reviewed policies of five other HOAs in the area. Other HOAs simply state the homeowner should 'advise' neighbors. None of the others require a posting or formal notification. ACC Committee will re-release a revised Guideline for Board approval.

President Ruof distributed the violation letter for the temporary structure at the Homeowner 4 residence on Saguario. This was discussed and changes suggested.

Reviewed letter to Homeowner 5 for the semi-truck, commercial vehicle violation of Covenants. Letter will be modified based on suggestions and county will be cc'd

Reviewed letter to the Homeowner 6. Need to change to include wording for semi-truck, commercial vehicle violation of Covenants.

Need to draft letter to Homeowner 2 about number of horses.

### **Oil & Gas Committee**

Report was given by Director Coulson who is the Committee Chairperson. Astrella Law received changes from Anadarko regarding the oil & gas lease/addendum. CPA is pursuing whether bonus and royalty payments qualify as exempt function income. Until disbursement issue is resolved, Director Coulson has stopped work on the disbursement file which has Weld County records square footage translated into acreage by member. Different methodologies for disbursing the bonus and royalty monies were discussed.

### **Treasurer's Report**

#### **Bills**

Web Hosting	\$14.97
Richard Bartels/CPA (Oil & Gas)	\$790.00
Bruce Fickel/Attorney (Litigation)	\$225.00
Susy Ruof (Annual mtg/Postage)	\$79.60
Bill (Postage)	\$9.80
Property Tax	\$27.50
Total	<u>\$1,146.87</u>

A motion was made, seconded, and approved to pay bills.  
Approval of Board financial report was tabled.

### Accounts Receivable

Outstanding amounts from Homeowner 7, Homeowner 2, Homeowner 8, six people have not paid 2<sup>nd</sup> half trash, late fees start next month

Fickel invoice 1713 doesn't match up with the HOA file copy, \$12 discrepancy. Needs follow up with Fickel office.

### Secretary's Report

November and December meeting minutes were approved, can be approved with 3 votes which was a majority of the 5 in attendance.

January meeting notes have been sent out. Edits/changes suggested. Eldenburg will make changes/edits and resend for approval.

### Property maintenance report by Director Rieke

Director Coulson spoke to Homeowner 9 and she agreed to remove limbs on the south side of their fence

### Other Business:

- President Ruof and Director Eldenburg went to the bank and got names changed to include new officer
- Online access to accounts have been updated. Will be shared with officers.
- Swine sighted on property. Violation letter will be sent.
- Moved, seconded, and motion was carried to accept Director Schnitzler's resignation
- Discussed draft of Agenda for Annual Meeting  
Add Committee Reports to Agenda and include
  - 1) Oil & Gas
  - 2) Water
  - 3) Governing Docs
  - 4) ACC
  - 5) Neighborhood CommitteeReviewed letter for notification of annual meeting and made suggested edits.
- President Ruof will run copies. Directors Coulson and Eldenburg will stuff envelopes.

Meeting adjourned 9:47 pm

NEXT REGULAR MEETING: The next Board meeting will be held March 11, 2015 at Director Coulson's home.

NORTHMOOR ACRES BOARD OF DIRECTORS  
Cindy Eldenburg