

Northmoor Acres Homeowners Association
Board of Directors Meeting
July 9, 2014

Meeting held at Director Eldenburg's home.

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

Board Members Absent: None.

Meeting chaired by Board President Ruof

Meeting came to order at 7:10 p.m.

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

Meeting Efficiency. Director Eldenburg introduced the topic of meeting efficiency. There was discussion regarding items to make Board meetings more efficient. It was moved, seconded and approved to try something new. We will limit our meetings to 2 hours. At the end of the 2 hours we will vote on the next step and decide if we need to hold a second meeting in the month. The topics of discussion will be limited to no more than 10 minutes each.

Reports:

Secretary's Report. The secretary's report for May was presented by Director Eldenburg via email. Director Stroud made additional edits. Director Eldenburg will make those changes and send the final report for formal approval. The secretary's report for June was presented by Director Hersch. She will send out an email version for edits. After a 5 day comment period, Director Hersch will send out a final version for approval.

Treasurer's Report for March, April, May and June:

- The Treasurer's reports for March, April, May and June were presented.
- There is a change that needs to be made to the May report to reflect the changes made to the June report. The June report must also be corrected.
- It was moved, seconded and agreed to accept the Board financial reports for March through June once corrected. These reports will be the final year end financials. Director Coulson dissents.
- A \$25 check was written for the Neighborhood Committee to Deb Coulson at the end of June, it was a June 2014 expense that was approved in June.

Bills:

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| • Royal Disposal (previously approved) | \$3,540.00 |
| • Ginny Hersch (stamps for mailing ACC letter) | \$ 6.49 |

- Susy Ruof postage (mailing dues notices) \$ 9.80
- Attorney Bruce Fickel – payment on account \$ 160.00
- Total \$3,716.29

Assessments Report: Approximately half of the lots have paid in full. There are 2 homeowners that have not paid last year’s dues. President Ruof has been in contact with Homeowner A. She is also trying to contact Homeowner B. She is going to continue to make an effort to collect. Director Eldenburg has drafted letters. She will circulate them again for Board approval and then send the letters with Board approval.

Homeowner C requested permission to split the dues payment into 2 equal installments of \$135 each due to hardship. It was moved, seconded and carried to allow the split payment. The homeowner will be notified.

Compilation Summary. Tabled.

Trial Financial Software. Tabled.

Neighborhood Committee: Director Coulson reported that she will be handing the reins to Director Schnitzler going forward. She reported that the Dancing in the Street event was well attended and lots of fun. There was square dancing with professional dancers who gave a demonstration and then informal lessons. Carol Lowe provided sparklers. The car show will be on Mesquite Court on July 26. The annual picnic will be August 30th.

Architectural Control Committee: The report was given by ACC Secretary Stroud for June. In June the Committee had a total of 9 submittals including one for a greenhouse. The greenhouse structure submittal was turned down by the Committee because it is a very temporary structure. The Committee will be looking at the greenhouse issue more in the future. Homeowner D is building a barn and got approval from the ACC. Homeowner E has an issue about the location and the approval process, which he has discussed with President Ruof. She will keep trying to continue the discussion with him. There was discussion regarding a written procedure in an old ACC procedure document, which is different from the current ACC practice. In the current practice the ACC makes verbal contact with the affected neighbors informing them of the structure and listening to any concerns.

Property Maintenance Report: President Ruof reported that the greenbelt trees were sprayed by Lawn Doctor.

Mowing. Contractor A is interested in mowing the greenbelt again this year. He will keep the hay for the mowing fee again this year as he did last year. Director Martin pointed out that we should contact Podtberg who is mowing now and also ask Mr. Rutt who is farming nearby. Director Martin and Rieke will follow up with him. There were other contacts that Director Martin reached. He will work on this as soon as possible. The Board agreed that they will try to have plan in the next 7 days so that the greenbelt can be cut.

Prairie Dogs. There was a report of a prairie dog on the Homeowner F’s property. No further evidence of burrows has been found.

Greenbelt tree watering: Tabled.

Dirt Ditch. Tabled.

Technology Committee. New bookkeeping system. Director Eldenburg reported about new bookkeeping software. In order to operate the new bookkeeping program, we need to purchase a computer. She and the Treasurer have had discussions with Jim Russo, our bookkeeper, regarding a new system. He will also be asked if he could generate invoices.

New Members Report. There is a new owner in the Anderson Property, Homeowner G. Director Stroud has not met them yet. She met the new owner in the Erickson property. The Wildings property is scheduled to close this week.

New Business:

Safe Deposit Box. President Ruof and Director Hersch will meet in the near future to do an audit of the safe deposit box.

Collection Policy. This has been sent for posting.

Homeowner H. There have been 3 horses kept on the property for several weeks. The Board discussed action. A letter should be sent. Director Eldenburg will draft a letter.

Homeowner I. Homeowner I's are keeping 3 horses, 2 large horses and a small horse. The Board decided that a letter should be sent. Director Eldenburg will draft a letter.

Homeowner J. There have been 3 or 4 horses kept on the property for several months. The Board discussed action and voted that a letter will be sent.

Homeowner J Letter Regarding Trash: Homeowner J sent another letter to the Board requesting that the Board stop the trash service from Royal Disposal and stop billing them for that service. A response letter was sent to Homeowner J explaining that all members were required to pay the trash assessment. The Board received a response today. The response will be circulated and a response drafted for approval.

Lawsuit Review. There was discussion of status of the Homeowner J bankruptcy dismissal and further action to collect the judgment.

Oil and Gas Lease. Tabled.

New Business:

Newsletter Items. The newsletter will give dates for the car show, and give a summary of the rules for trash. President Ruof has a summary of the rules and will provide them to Director Coulson. Director Eldenburg will write a paragraph about fire safety for the newsletter. A notice will be included about prairie dog sightings. There will be a note reminding people to be careful

of their speed and reminding people to be mindful of their neighbors and not to mow early in the morning.

Elevated gas tank. The Board has received inquiries regarding the above ground gas storage tank at the Homeowner A property. A call was made to Weld County who told us to call the fire department regarding the gas storage tank. The fire department may be able to tell us if there are regulations regarding safety and setbacks for gas storage tanks. Director Stroud will make the call.

NEXT REGULAR MEETING: The next meeting will be held August 13, 2014 at Director Eldenburg's home.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary