

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
July 8, 2015

Meeting held at Director Rieke's home.

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

Board Members Absent: none

Meeting chaired by Board President Ruof

Meeting came to order at 7:11 p.m.

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

**New Business:**

Email Fail. Don't use the BOD address for internal board communication. Use the Board Internal address.

Flooding and Ditch Update: Several homes on the southeast end of Northmoor were flooded twice in June due to the heavy rain. The first flood was June 4; second flood was June 13. Director Rieke and his family and President Ruof and husband went over to help. During the second flood, Homeowner 1 called Director Eldenburg who went over to help. They also called the fire department the second time, which helped with the cleanup. The dirt ditch which passes through Homeowner 2's property is partially blocked. President Ruof, Director Rieke, Homeowner 3, Homeowner 1 and Homeowner 2 met over the 4<sup>th</sup> of July weekend. The upshot is that Homeowner 2 is supportive of the Board re-digging the dirt ditch and said they were planning to move their fence to make that easier. They were also supportive of the Board doing maintenance on the concrete ditch. President Ruof, Director Rieke, Director Martin and Homeowner 3 met later to discuss a plan. Homeowner 3 knows an excavator, Mr. Cate, who also maintains the Bunyan Lateral ditch. He will ask for a bid. There was a discussion. Homeowner 2 is going to be leaving town and have given us permission to do the work when we can schedule it. Homeowner 3 will also contact the Nygren's for a bid – they performed the work on the dirt ditch the last time it was done. President Ruof asked for approval to start maintaining both the concrete and the dirt ditch. It was moved, seconded and approved to spend up to \$2,000 to maintain the ditches. There was discussion. If more money is required, we will revisit the issue. President Ruof personally did maintenance on the dirt ditch. She documented this work. We need to obtain a quote in order to

know what it will cost. It was pointed out that this is a situation where our reserve should be used.

Enforcement Policy: President Ruof sent out a draft enforcement policy. There were a few comments. The Board will review and send comments to President Ruof.

Covenant 8 and Enforcement of Unsightly and unsanitary: Director Eldenburg sent out an article for discussion. It discusses how one association acts to enforce the covenant. One suggestion was to periodically ask the members to evaluate the covenant and assist with guidelines for enforcement. There was discussion on rules and policy.

Homeowner 4 Unsightly Letter: There was discussion regarding the draft letter prepared by Director Eldenburg. The letter was approved and will be sent. A copy will be also sent to the co-owner.

Homeowner 5. There should be a letter sent to Homeowner 5. The property looks worse. The paint is peeling. The Board discussed defining “sightly and sanitary” before a letter is sent.

Homeowner 6 Property. The property is becoming increasingly unsightly. There are reports that someone is living in an RV in the yard. There was discussion about people staying on properties in RVs. There are multiple vehicles and lots of trash and debris. The Board discussed defining “sightly and sanitary” before a letter is sent.

Homeowner 7 Property. There was discussion about the condition of the property. It appears that the property has been cleaned up in the recent months. The Board decided to take a wait and see approach.

Horse Manure: Director Coulson has been doing research regarding options for homeowners to get rid of manure. There was discussion. It was moved, seconded and approved for her to pursue research.

Homeowner 8 County Road Maintenance: Homeowner 8 has asked the Board to contact the Town of Berthoud to de-annex the county roads so that they can go back to Weld County for maintenance. There was discussion. The Board is in support of Homeowner 8’s efforts.

Management Company Interview. Director Coulson has spoken to several different management companies regarding their services and the costs. Director Coulson and Director Eldenburg have discussed the issue and recommend that we put the issue to a vote at the annual meeting.

Insurance Claim Made by Homeowner 9: There was discussion. Director Eldenburg and Hersch talked about joining President Ruof on a conference call with the insurance company.

Current Violations:

Homeowner 10 received a letter from Northmoor and also Weld County regarding tractor-trailers on the property.

Homeowner 9: Requested that her contact information be changed. The Board discussed the fact that Homeowner 6 appears to still be on the title and must also receive notices as an owner.

**Reports:**

Treasurer's Report.

Treasurer's Report. Given by the Treasurer. There was a discussion of all reports.

Assessment Collections. We have received almost 60% of the assessments.

Delinquencies: Homeowner 7, Homeowner 6, Homeowner 11 and Homeowner 12. Pursuant to our collections policy, we must send a letter to the homeowners before any further action is taken. Director Eldenburg will draft letters to these homeowners and have invoices printed with the late fees added. There was discussion regarding the calculation of late fees.

There was discussion about the Treasurer report formats. Director Coulson and Director Eldenburg disagree with the format. Director Coulson previously drafted a memo outlining her concerns and re-sent the memo recently. There was discussion. Treasurer Skeldum will review the memo and discuss with Director Coulson. The Board tabled approving the report at this time.

Bills:

Bruce Fickel	\$214.00
Traveler's Insurance	\$1,309.00
Joanne Stroud (postage)	\$9.80
Shawn Rieke (mosquito donuts for pond)	\$23.80
Royal Disposal (previously approved)	<u>\$3,540.00</u>
TOTAL	\$3,787.61

Moved, seconded and approved to pay bills.

ACC Report. President Ruof gave the report – there was no July ACC meeting. There are currently 5 members, and a new member wants to join the ACC. Charles McCollum is the new owner on Northmoor. It was moved, seconded and carried to approve Charles McCollum as a new member of the ACC.

ACC email. This will be discussed at the next meeting.

Secretary's Reports. Discussed Board Reports for May and June. A version was sent by email. Further revisions will be done by email. Director Hersch will revise and resend a final version to be approved for January, February and March. They will be approved by email and posted to the website.

Oil and Gas Committee Report. Director Coulson reported that she is continuing to work with the law firm in Greeley. We still don't have the answer to the question if this is a distribution or a conveyance. The two are handled differently.

Property Maintenance Report. The report was given by Director Rieke.

Ditch maintenance. This was discussed under new business.

We leased our Supply water. We have not received an offer yet for leasing our Ish water. A notice was posted at the Ish office and we hope to hear soon. Director Rieke will work to get the Ish water leased this year. He will contact Roger Olsen who has leased the water in the past.

Mowing of the greenbelt. Director Rieke and Martin have checked with Dale Alps who is interested in mowing the greenbelt again this year in exchange for the hay.

Greenbelt trees. It was pointed out that some trees in the greenbelt may need trimming. There was discussion.

New Members Report. Director Gardner is the Director of New Members. There are 2 properties for sale, the Homeowner 13 house on Brittlebush and the Homeowner 14 house on Northmoor Drive.

The Board discussed a database vs. a spreadsheet and how to keep the information current. Director Eldenburg is working on the database and will put it on Google.

Neighborhood Committee. The picnic has been scheduled for September 19.

### **Old Business:**

Broadband/Technology. There has been no communication from the company that was considering putting a tower on Director Eldenburg's property which is not in the Northmoor subdivision.

Next Meeting August 19, 2015 at Director Eldenburg's home.

Meeting adjourned at 9:43 p.m.  
NORTHMOOR ACRES BOARD OF DIRECTORS,  
Ginny Hersch, Secretary