

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

Meeting held at Director Coulson's home.

Board Members Present: Directors Skeldum, Rieke, Martin, Eldenburg, Coulson, and Gardner

Meeting Chaired by Board President Ruof

Board Members Absent: Director Hersch

Joanne Stroud: ACC Committee

Meeting came to order at 7:07 pm

It was moved, seconded and carried to approve the agenda.

**Oil & Gas committee** report was presented by Director Coulson.

- Moved to approve the Lease as presented as well as the Lease Addendum. It was seconded and carried unanimously. President Ruof was directed by all Board members present to sign the lease.
  - The Bonus agreement is separate and will not be a part of public records.
- How to share the bonus/royalties with homeowners within Northmoor Acres is still being pursued.
- There was much discussion about how we might invest monies. The Board approves the direction Director Coulson is taking on the bonus and royalty income.

**Annual Meeting Prep** – Board reviewed the financials, including the budget. The board is in full agreement with these documents and the budget for next year. Went over rest of the 'todos' for the annual meeting. Reviewed minutes from 2014 annual meeting which will also be sent to Members prior to 2015 annual meeting. Feedback was given.

**Architectural Control Committee**

Report was given by ACC Secretary Stroud.

- Requested a follow-up letter be sent to the Homeowner 1 acknowledging removal of the temporary structure (storage unit).
- Requested an email be sent notifying HOA members of work being done on the capping of the old wells on Eldenburg/Homeowner 2 property.
- Draft letters for Homeowner 3 and Homeowner 4 for violation of commercial vehicle policy were distributed to Board for approval. President Ruof had a conversation with Homeowner 3 about the issue and got a verbally abusive response. Letter will be sent as a follow up to the conversation. Edits were suggested and taken under advisement.

- Board approved an animal project exception for the Homeowner 5 for purposes of 4H (as allowed by draft HOA policy on Animal Equivalents) with a limited timeframe ending at county or state fair.
- Discussed that “temporary structures” should be added to guidelines.
- ACC Committee report of March 4, 2015 was distributed.

**Property Maintenance:**

Pile of limbs south of Homeowner 6 property is now gone.

**Other business:**

Have received feedback from Members on three draft policies (records, two-horse covenant, animal equivalents), need to work on final versions.

Board discussed a proposal to hire a management company for Northmoor Acres. Director Eldenburg will prepare a presentation for the Annual Meeting talking about benefits of a management company. Initial bid has been received from a company recommended by Pioneer Ridge. Board previously received information on another company as well.

Director Coulson will paint entrance sign posts.

**Technology Update:**

Northmoor Acres Resident Internet Survey – will put sample on tables at the Annual Meeting and direct members to the survey internet site.

New community notification system working well, is “pay as you go”.

**Treasurers Report:**

Approve bills listed in Treasurer’s Report with addition of Director Hersch’s expense of \$161.23 to Oil & Gas:

Other Bills to be paid:

Bruce Fickel	149.00
Traveler’s Insurance	754.00
Joanne Stroud (ACC)	90.00
Jim Russo (webmaster)	90.00
Jim Russo (bookkeeping)	90.00
Deb Coulson (Stamps – Postage)	58.00
Deb Coulson (Envelopes – Office Supplies)	10.84
Bartel’s and Co.	155.00
Ginny Hersch (Oil & Gas: Other)	161.23
<b>Total</b>	<b>1558.07</b>

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

Meeting adjourned at 9:30 pm

NORTHMOOR ACRES BOARD OF DIRECTORS  
Cindy Eldenburg