

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

Meeting held at Director Eldenburg's home.

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

Board Members Absent: Director Rutt.

Meeting chaired by Board President Ruof

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

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

Member's Forum - Special Guests: Homeowner 1 and Homeowner 2 attended the meeting to present a discussion and handouts with pictures regarding the spring floods and impact on some homeowner's properties along the ditch running through part of the south portion of Northmoor Subdivision. They relayed discussions that they have had with the various parties involved and made suggestions.

Reports:

ACC Report. No ACC meeting was held. There is no report.

Neighborhood Committee. No activity.

Treasurer's Report:

Presented by Treasurer Skeldum.

Treasurer's Reports for July and August. The Board reviewed and discussed the July and August reports. The September report is being revised and will be discussed next month and the October report is being prepared by the bookkeeper. The October report will be discussed next month.

Northmoor Acres received half of the oil and gas bonus payment amounting to \$211,000. Treasurer Skeldum reported that he has set up a separate account for the oil and gas money as authorized in the October 21, 2015 Special Board Meeting.

Bills:

Bruce Fickel	****\$21,439.62
Joanne Stroud (certified letter postage)	\$7.25
Astrella Law	\$13,625.14
Bill Skeldum (P.O. Box rent)	\$54.00
Ginny Hersch (certified letter postage)	\$6.74
Cindy Eldenburg (ACC printer and program)	<u>\$232.95</u>
TOTAL	\$35,365.70

****Check No. 2785 was written in October for \$149.00 but not mailed. This check will be delivered along with an additional check for the remaining balance due. President Ruof verified the payoff amount, it was authorized to pay in full. Amount paid was \$21,439.62 (\$21,290.62 + \$149.00)

The Board discussed having the taxes prepared. Once the reports are finalized, President Ruof will meet with our CPA.

2015-2016 Assessments:

Full payment – 69.4%
 Partial Payment - 23.7%
 No Payment – 7.6%

2014-2015 Past Due Assessments: still due: Homeowner 3 – \$340, Homeowner 4 - \$293, Homeowner 5 - \$340.

Payment Plan Letters. The Board discussed the need for payment plan letters to be sent to Homeowner 5, Homeowner 4 and Homeowner 3. This must be done prior to filing liens according to our Collections Policy. President Ruof will draft.

Oil and Gas Committee:

There was a discussion regarding a course of action for the Board to take and whether or not to have a members meeting to discuss updates regarding oil and gas. We discussed the dates of January 23 or 30th. We will call regarding scheduling of the community room. President Ruof will contact our insurance agent to advise them that we have signed an oil and gas lease. Director Coulson will draft information letter to homeowners and send to Board for review and comment.

Secretary's Report:

There was no Board meeting in April. The Secretary has distributed copies of the May, June, July, August and September 2015 Board meeting minutes. The Secretary has received 4 approvals for these.

The October minutes are being circulated for comment.

Minutes have been distributed for the January 17, 2015 Special Oil and Gas meeting and 4 directors have approved. Waiting for approval from remaining Directors.

The Secretary prepared a status letter for the sale of the Homeowner 6 property.

Property Maintenance:

Director Rieke and Homeowner 7 are working with Tom Cate to schedule for cleaning the concrete ditch. We need to clean the dirt ditch also. The work should be done in the next few weeks. The Homeowner 8's are working on relocating their fence to accommodate the ditch work. President Ruof and Jesse Strack inspected, mowed and cleaned the ditch through Homeowner 8's, Homeowner 1's and Homeowner 9's properties as needed. Will do Eldenburg/Bramlet properties next.

Director Rieke shared the Town of Berthoud Preferred Land Use Plan for the area. There was discussion.

Technology Report. Director Eldenburg reported that she has updated the database. There is a new ACC computer which will have Windows 10 installed with Microsoft Office. There is also a new printer. The new ACC email address is ACC@northmooracres.org. This will be posted on the website.

Webmaster thinks he has fixed the email bounce problem related to the Board email address.

New Member's Report. Director Gardner will contact the new owners in Randy Hill's house.

New Business:

Homeowner 3 Settlement Offer. Homeowner 3 sent a letter requesting settlement figures to settle the judgments against the property. President Ruof drafted a response regarding settlement figures. The Board reviewed the letter. It was moved, seconded and motion carried to send the settlement letter to Homeowner 3.

Royal Disposal Additional Charges. The Board has been made aware that a number of homeowners have received letters with additional trash removal charges as per agreement between the HOA Board and Royal Disposal in 2014. Notification of this agreement was given in the Summer and Fall of 2014 newsletters to the homeowners. This updated trash agreement has also been posted on the website since 2014, however some homeowners appear to be unaware of the updated trash agreement and there is confusion regarding the bills received from Royal. President Ruof will contact Royal Disposal to get additional information.

Old Business:

Director Coulson prepared an updated listing of Board members responsibilities and sent the list out for review. The Board discussed the list.

Director Gardner will contact Homeowner 10 to tell him the Board is supportive of his efforts on Northmoor Acre's behalf in regards to road maintenance.

Homeowner 5 Shipping Container. The Board sent a letter regarding a shipping container on the property which is an unapproved structure. The Board received a verbal response to the Board's letter. The Board discussed sending a response requesting a firm date for the removal of the unapproved structure.

Homeowner 5 Condition of the property. The Board discussed sending a follow up letter regarding the condition of the property.

Homeowner 11 Letter. The Board discussed sending a follow up letter regarding the accumulation of junk and condition of the house.

Homeowner 12. The Board discussed sending a follow-up letter regarding property condition.

Homeowner 3 horse violation letter. Director Eldenburg will draft for Board review.

Homeowner 13 horse violation letter. Director Eldenburg will draft for Board review.

Adjourned at 10:20 p.m.
Next meeting December 2, 2015

NORTHMOOR HOMEOWNERS ASSOCIATION
By: Ginny Hersch, Secretary