

**Northmoor Acres Homeowners Association
Board of Directors Meeting
October 24, 2012**

Meeting held at Director Eldenburg's home.

Board Members Present: Directors Calvert, Coulson, Eldenburg, Hersch, Martin and Stroud.

Board Members Absent: Directors Rieke, Ruof and Waser

Meeting chaired by Board Vice President Martin

Meeting came to order at 7:17 p.m.

Approval of agenda:

It was moved, seconded and approved to approve the Agenda as amended.

Reports:

Secretary's Report for September:

The minutes of the September meeting were approved as amended.

Treasurer's Report for September: The report was presented by Treasurer Calvert. It was moved, seconded and approved to accept the Treasurer's report. See the report for details.

Bills:

Ginny Hersch (memorial flowers Brighton)	\$20.00
Postmaster (Yearly P.O. Box rental)	\$44.00
Royal Disposal (previously approved)	\$3,540.00
Homeowner A (greenbelt water)	\$85.45
Bruce Fickel – on account	<u>\$500.00</u>
Total	\$4,189.45

It was moved, seconded and approved to pay the bills.

Current Year Dues Report: There are 5 members that still owe something toward their annual assessments. Those members are Homeowner A, Homeowner B, Homeowner C, Homeowner D and Homeowner E. A reminder invoice will be sent out November 1.

Past Due Assessments. At the last meeting, it was moved, seconded and approved to file a lien on the Homeowner B property and the Homeowner E property for past due assessments for the 2011-2012 fiscal year.

Previous Year Homeowner Assessments Report: Homeowner F – paid \$220. Still owes \$25.00. President Ruof has asked Attorney Fickel for the status of payment of the outstanding attorney fee of \$25 charged for the collection letter regarding the delinquent 2011-12 annual assessments.

Architectural Control Committee: ACC Secretary Stroud reported that there was no meeting held in October.

Neighborhood Committee: Director Coulson handed out a draft newsletter for review. The newsletter will be sent out in the near future.

Property Maintenance Report:

Homeowner A submitted a bill for the summer water use. It was moved, seconded and approved to pay for the water.

Dirt Ditch. This is tabled.

T-Posts. This is tabled.

Concrete Ditches: This is tabled.

New members report: Director Stroud reported that there are 2 new owners in the neighborhood, one on Cactus and one on Saguaro. She is unsure if the Homeowner G property on Staghorn has sold.

Old Business:

Enforcement Actions Regarding Property Cleanup: President Ruof and Director Eldenburg are working on form letter drafts for review by the Board. Tabled.

Dangerous Dog. Northmoor was awarded a judgment in the amount of \$18,470.38. Attorney Fickel recorded the judgment in the Weld County Clerk and Recorder's records. It was moved, seconded and approved to also record the judgment in Larimer County. Once the judgment is recorded, it will be placed in the safe deposit box.

Permitted Animals. Directors Stroud, Coulson and President Ruof will study this and create a policy if necessary. Tabled.

CCIOA. Attorney Fickel is planning to hold a training seminar and the Board members are encouraged to attend. We will receive information on this in the near future.

Letter Committee/Enforcement. President Ruof and Director Eldenburg are working on form letters for standard enforcement letters. Director Rieke and Stroud volunteered to assist with letters. In the January news letter we will send out notification outlining the guidelines that we will follow and outlining the enforcement policy. This will be presented at the annual meeting.

Technology. Directors Eldenburg, Ruof and Coulson attended a meeting sponsored by Community Associations Institute ("CAI") which addressed many issues that affect Homeowners Associations. One important topic is technology. The Board continues to explore setting up a system where Board documents are kept in a "cloud" based system. Director Eldenburg will assist the Board members in setting up Gmail accounts.

New Business:

New Policy. Director Eldenburg will draft a policy regarding Committee budgets and expenditures.

It was moved, seconded and approved to wipe the slate clean of pending violation letters until we review our enforcement policy. The Board continues to work on preparing form letters.

Meeting Request. There was not sufficient interest in a special meeting as requested by Homeowner H. A letter was sent to Homeowner H to notify her of this and no response was received. Director Eldenburg and Coulson will draft an announcement and put it in the news letter stating that the matter may be discussed at the annual meeting.

CAI Items: Policy for penalties, Board Insurance Policies, record keeping and access, budget and reserve rules, alternative energy policy, newly required policies and social media.

New Board Member. President Ruof has tried to reach Director Waser to determine whether she plans to remain on the Board. We will reach out to her this coming month. Tabled.

Homeowner I 3 horses: A letter was sent to the Board requesting a variance to allow them to keep 3 horses. The Board discussed a resolution. The Board, while very sympathetic to the problem, does not have the authority to change the covenants. There is a process to do so and Director Eldenburg will draft a response letter to this effect and will circulate a draft for the Board's review. This was approved unanimously by the Board.

Pending Items: Tract D-2, oil and gas, Training on reverse 911 system, Blue Book update, electronic copies of all correspondence.

Newsletter Items. The newsletter items were discussed above.

Annual Meeting. The Board discussed dates for the annual meeting. February 16th is the first choice and 23rd is the second choice for the annual meeting.

NEXT MEETING: The November meeting was rescheduled for November 13th to allow for members being out of town for Thanksgiving.

NORTHMOOR ACRES BOARD OF DIRECTORS

Ginny Hersch, Secretary