

Northmoor Acres Homeowners Association
Board of Directors Meeting
October 21, 2015

Meeting held at Director Eldenburg's home.

Board Member Present: Directors Coulson, Eldenburg, Rieke, Ruof, Skeldum, and Martin.
Director Hersch joined by phone.

Board Members Absent: Gardner, and Rutt

Meeting came to order at 7:30

Agenda was amended. Approved as amended.

ACC Report. Architectural Control Committee Report was given by Joanne Stroud

- Homeowner 1 has a new plan for fencing approval. Wants to use existing t-post fencing. Approved with condition on removing t-post portion within one year.
- Homeowner 2 submitted plan for a privacy fence 64' long. Not approved. This was not the intent of the 'privacy screen' allowance.
- Homeowner 3 doing exterior remodel. Approved
- Homeowner 4 – extending roofline and north wall on the barn and dog kennel. Approved.
- Homeowner 5 – change in paint colors. Also to require all three sheds (currently 3 different colors) be also painted to match new color—approval pending agreement to paint sheds.
- Homeowner 6 sent approval for chicken coup. Approved.
- Homeowner 7 sent approval for deck structure. Approved.

Discussion regarding ACC Policy and Procedure document: There has been a requirement for a 50 foot setback from front of the property for structures. Research was done on this requirement. The requirement appears in a version from 1993, also appears in a version from a 1985 document, where the ACC guidelines state structures shall be set back 50' from front property line. Approval given to add this back into the current documents to make sure it is clear and current.

- New computer purchased for ACC. Will purchase software and 4-in-1 printer next month.

New Business.

Homeowner 8 - Possible commercial business at property. Have heard that currently trucks are going in and out of property maybe delivering supplies. Pickup trucks with a logo going to and from. Reference previous letter from 2004 about not

being able to run a commercial operation from home. Decision made to draft a letter to be sent.

Homeowner 9 house – Real Estate agent (listing agent) called with a potential buyer. Buyer wanted to talk with the Board about what he might do commercially from the house. President Ruof spoke with the buyer this morning. Wants to store business items in the outbuilding and to work on trucks from the home location. Additionally, workers would come and go from the property. A decision was made to write a letter to potential buyer, with a copy to the realtor, denying an ‘exception’ to the commercial enterprise covenant.

Homeowner 10 re settlement of liens – President Ruof spoke with our attorney about our options. Discussion about all of our options. A draft letter will be written and sent to out for Board review.

Homeowner 11 talked with President Ruof about issues with internet service with Rise Broadband Internet such as connection speed, reliability and other poor performance issues.

Secretary’s Report:

Past Meeting Minute items:

- Corrections to May Board Minutes
 - o Clarify in minutes that realtor responses are the responsibility of the Secretary
 - o Clarify Technology Director sends general communication to membership by email
 - o There was a discussion regarding the need to define sightly and sanitary – Board decided this would not be done at this time.

Treasurer Report:

June End-of-year treasurer’s report needs approval.

July and August reports were missing some pages. We need the entire report before we approve.

September need to get modifications with actual vs budget (checks received for this fiscal year vs last).

Pay the Bills:

Motion to approve bills:

Joanne Stroud	6.74
Bruce Fickel	149.00
Deb Coulson (Neighborhood Committee-picnic)	84.90
Shawn Reike (property maintenance)	16.48
Cindy Eldenburg (Office – Computer & Software)	364.99
Bill Skeldum (postage)	<u>9.80</u>
TOTAL	\$631.91

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

Attorney's fees. Received new invoice from Attorney Fickel. Only one new item for phone conference re: ACC.

Past due assessments. Discussed sending letters notifying of intent to file liens for Homeowner 12, Homeowner 13, and Homeowner 10.
Homeowner 14 second half trash is not past due to the point of filing a lien

Board Minutes need to be read and approved in a timely manner.
Special Meeting Minutes need approval. These minutes were sent out on 8/26/2015

Property Maintenance Report. Director Rieke will ask Homeowner 15 about when Mr. Cate will drag the concrete ditch. He will also ask about dragging the dirt ditch. Members that have the ditches on their property were notified of the impending work by President Ruof.

Trees were trimmed by Directors Martin, Rieke and Gardner.

Technology Report: Director Eldenburg, the Director of Technology is working on the database structure

Old Business.

Violation Letters: Drafts will be sent out soon

Oil and Gas. Minutes of the Special Oil & Gas Meeting were sent out for approval in August. Four Directors have reviewed and approved.

Meeting adjourned at 9:56.

NORTHMOOR ACRES BOARD OF DIRECTORS
By: Cindy Eldenburg for the Secretary