

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
September 9, 2015

Meeting held at Director Eldenburg's home.

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

Board Members Absent: None.

Special Guest: ACC Secretary Joanne Stroud

Meeting chaired by Board President Ruof

Meeting came to order at 7:08 p.m.

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

ACC Report

ACC Secretary Stroud presented minutes from the September 2, 2015 ACC meeting and initiated a discussion regarding ACC Committee recommendations for 2 violation letters.

- Homeowner 1 shipping container. A shipping container has been placed on the property. After discussion, Board agreed to send the standard unapproved structure letter asking them to follow the ACC process by submitting a request for the container to the ACC.
- Homeowner 2 goat pen. There is a goat pen on the property which was not approved. After discussion, the Board agreed that the goat pen is a temporary unapproved structure and voted to send the standard unapproved structure letter addressing the pen.

Discussed an ACC member's questions regarding the fence policy in the ACC Policy and Procedure Document. Discussed the "livestock fence" provision and the reason for it. The Board discussed and agreed to the fence policy as it is written.

The Board reviewed and discussed revisions to the draft of the overall ACC Policy and Procedure document. Secretary Stroud pointed out key revisions which included a new cover sheet for all submittals and asked for Board direction. It was moved, seconded and approved for ACC Secretary to finalize, have the HOA President sign the document and send to webmaster for posting.

Discussed pros and cons of separate ACC email address. Board decided to have Director Eldenburg set up a separate ACC email address which would automatically forward a copy of all emails to the Board.

Discussed having all the documents on the website searchable. There was discussion.

**New Business:**

Director Coulson brought up privacy fences. Director Coulson pointed out that in some situations Weld County recommends privacy fences. There was discussion of the history of

not approving privacy fences in Northmoor and no privacy fences have been approved in the last 25 years.

Enforcement Committee. Director Coulson suggested forming a Covenant Enforcement Committee. After discussion, it was tabled for later consideration.

Violations:

- Homeowner 3 semi truck. Discussion. Truck was on the property September 2 and 3. A letter will be sent. Unsightly condition on property. A letter was sent a few months ago. A follow up letter will be sent.
- Homeowner 4 Swine on property. After discussion, Board decided to send a violation letter.
- Homeowner 2. The Board decided a letter should be sent concerning the condition of the house.
- Homeowner 5 weeds. The Board decided a letter should be sent concerning the weeds.
- Homeowner 6. The Board decided a letter should be sent concerning the condition of the property. Junk, weeds and trimming.
- Homeowner 1. The Board decided a letter should be sent concerning the condition of the property. Weeds, junk and abandoned truck.

It was moved, seconded and motion carried to send enforcement letters to the members listed above. The Board agreed, when possible, to send pictures of violations along with the letters.

Enforcement Policy. President Ruof had distributed a draft Enforcement Policy for discussion by email. After discussion, a special work session was set up for September 15.

Annual Picnic changed to September 12: Discussion of the to-dos for the picnic. Homeowner 7 will grill. Director Coulson will buy the food, has supplies. Director Coulson has the signs, Director Eldenburg will send an email. Everyone is encouraged to bring a dish to share.

Oil and Gas: Anadarko agreed to paying the bonus in 2 payments, with written instructions from Astrella Law. President Ruof will have our accountant review the W-9 and get advice on setting up a separate account for the money.

**Reports:**

Treasurer's Report:

Presented by Treasurer Skeldum. No financial Board reports yet. Working on August report and will present at next meeting. Need to approve year end report so that Northmoor Acres HOA can have taxes filed. Tabled. President Ruof will speak to accountant regarding an extension and regarding tax procedural questions.

Bills:

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|--|-----------|
| - Bruce Fickel                         | \$ 180.00 |
| - Otis Bedingfield & Peters(Oil & Gas) | \$ 352.47 |
| - Ginny Hersch (Postage)               | \$ 33.08  |
| - Kim Gardner (Blue Books-Office)      | \$ 47.35  |
| - Jim Russo (Webmaster/Bookkeeper)     | \$ 180.00 |
| - Jim Russo (Web Hosting)              | \$ 14.97  |

- Joanne Stroud (ACC Secretary)	\$ 90.00
- Deb Coulson (Picnic and postage)	\$ 35.64
- Royal Disposal (Previously approved)	<u>\$3,540.00</u>
- TOTAL	\$4,473.51

2015-2016 Assessments:

Full payment - 66.9%

Partial Payment - 22.9%

No Payment - 10.2%

2014-2015 Assessments: still due Homeowner 8 - due \$335, Homeowner 5 - due \$288, Homeowner 1 - due \$335 and Homeowner 9 - due \$90. Late charges continue to be added.

Property Maintenance:

Tom Cate, who cleaned out Bunyan Lateral Ditch, said he could clean out the concrete ditch in the fall for about \$500. Discussion. Homeowner 10 was going to speak to Mr. Nygren about pulling the dirt ditch. Discussion regarding speaking to the ditch company. We need to pull the dirt ditch, will work with the homeowners on scheduling in order to do it when the weather and the contractors' schedules permit. Kermit Aden is also going to provide a bid to repair the concrete ditch. The Board voted up to \$2,000 in July to maintain the ditches.

Waste Treatment Plant: Director Rieke will gather information and present it to the Board at the next meeting.

There was discussion concerning the timing of distribution of minutes and financial reports.

Adjourn at 9:55 p.m.

Next meeting October 21, 2015

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary