

Northmoor Acres Homeowners Association
Board of Directors Meeting
May 08, 2014

Meeting held at Director Coulson's home

Board Members Present: Directors Rieke, Stroud, Schnitzler, Eldenburg, Coulson, and Skeldum

Board Members Absent: Director Martin and Director Hersch

Meeting chaired by Board President Ruof

Meeting came to order at 7:05 p.m.

Approval of agenda: it was moved, seconded and carried to approve the agenda

Reports:

Treasurer's Report: for April/May

Bills

Deb Coulson: Annual Meeting copies and postage	\$ 174.58
Joanne Stroud: Annual Meeting copies & postage	\$ 126.70
Bunyan Lateral	\$ 324.00
Refund Homeowner A – overpayment of dues	\$ 47.00
Susy Ruof - reimburse for CAI membership	\$ 114.00
Susy Ruof - police for Annual Meeting	\$ 135.00
Attorney Bruce Fickel	\$ 260.00
<small>(\$200 Apr/May and \$60 from collections – moved, seconded, and carried)</small>	
Jim Russo – web hosting and renewal	\$ 42.07
ISH	<u>\$1540.00</u>
<i>Total</i>	<i>\$2763.35</i>

It was moved, seconded, approved to pay bills totaling \$2763.35

Current Year Dues Report:

Only 3 Members have still not paid full amount for assessments (Homeowner B, Homeowner C, and Homeowner D). A motion was made to remove the lien on Homeowner E property since the assessments are now current. It was seconded and approved. The paperwork for the lien removal is already prepared. A letter will be sent informing Homeowner E of the removal of the lien.

Secretary's Report:

March minutes - edits made to ACC report and other sections. A motion was made to accept the

minutes, as amended, with one abstention. It was seconded and the minutes were approved. It was requested to resend both full and modified reports to the Board members once edits are made.

ACC Committee Report:

The report was given by ACC Secretary Stroud.

There was a lot of activity recently.

- Homeowner F are adding a chicken and turkey coop.
- The committee is requesting the Board to send a Thank you letter to Homeowner G for so quickly removing the unapproved structure.
- Homeowner H wants to change her exterior house colors that were previously approved
- Had an inquiry to put up a temporary greenhouse
- Homeowner I submitted chicken coop plan.
- Potential purchaser for the Homeowner J property wants to submit fencing plan

Property Maintenance:

The report was given by Director Rieke. The Lawn Doctor was contacted regarding treatment for pine bark beetle. Jeff Russell, whom we have always dealt with in the past, is no longer with them. We need to either find him or get bids to spray greenbelt trees. Director Rieke to follow up.

Neighborhood Committee

The Neighborhood Committee report was given by Director Coulson. The meeting was held Tuesday evening.

- Garage Sale is set for May 31st. A Save the Date notice went out via email.
There will be newspaper advertising
- Dancing in the Street – set for the end of June
Square Dancing, DJ and caller – will have a bucket for tips
Lemonade and water provided, others should bring finger foods
Will be on Mesquite Court

New Members report

New Members report was given by Director Stroud. The Homeowner K are moving in.

Technology Report

The technology report was given by Director Eldenburg. She recommends no social media at this time since we do not plan on actively managing it.

Other Business

Safe Deposit Box – a review will be done by June 11th 2014

Homeowner A letter – need to send a follow up to letter about horses being there temporarily again - when will they move back?

Homeowner L horses - Board received certified letter responding to compliance

Other horse violations:

Homeowner M has 2 horses and a miniature horse -

A motion was made, seconded and approved to send a letter to Homeowner M
Homeowner N has 3 horses due to yearling from last spring. A motion was made, seconded and approved to send a letter to Homeowner N about yearling reminding him to move.

Invisible fence - talked to our lawyer who recommends we not have a policy on invisible fences

Officers and Committees:

Talked about current officers and roles. Susy to remain as president, Ginny to remain as Secretary, Bill to remain as Treasurer. Motion was made to retain current officers, there was discussion, amending to add Director Eldenburg as Acting Vice President until a formal decision can be made in June. Motion was seconded and approved.

Motion was made to re-appoint the 8 current ACC Members to serve for the upcoming year:

Joanne Stroud	Dave Klink
Deb Coulson	Chuck Krueger
Barbara Ding	Dave Schnitzler
Ginny Hersh	Art Szallar

Motion was seconded and approved.

Overhead fuel tank: Received question from a neighbor whether an overhead fuel tank is allowed. President Ruof spoke with Vice President Martin about whether we have ever allowed them. Director Stroud will ask Weld County code enforcement if there is an issue.

Homeowner B property sightliness. Check for single family housing rules. President Ruof will talk with Homeowner B about sightliness after we answer questions regarding property.

Water Committee Report: Water expense breakdown was provided by Director Coulson.

Water Lease/Rent - Ben Armstead advised that this year Supply gets 2 acre feet per share. We would need \$80 per acre foot to cover our assessment. Harvey Yoakum will rent our water for this amount (total of \$800) 303-588-6071 (for Supply Water). Motion to accept this offer made, seconded, and approved.

Director Coulson will call Mr. Yoakum to accept. Once the check clears the bank, Director Coulson will draft a letter of authorization for Harvey Yoakum and Supply authorizing use of the water shares. President Ruof has such a form on her computer and will look for it. ISH – Director Coulson spoke with Tom Chandler about ISH water. ISH has not issued the number of inches for 2014 yet. Ted Bujalski has bid to rent Northmoor’s ISH water shares for \$45 per acre foot. Depending on how many inches are issued, getting \$45 per acre foot will result in \$1980 or \$450 over our assessments. Farmer’s Extension and Bunyan Lateral cannot be leased. Director Rieke says Roger Olsen also wants to bid. Discussion ensued on defining a bid process.

Director Rieke would like the acre foot breakdown. Director Coulson to send out this information. ISH water shares will be put out for informal bidding.

Tom Chandler 970-402-7823
Roger Olsen 970-

Collections Policy discussion. Long discussion. Will modify the policy with payment dates and resend to Board.

Homeowner A trash cans – President Ruof will call Royal Trash to investigate if they can get roller cans.

Annual Assessment payment options discussion. Question posed if we should allow split payment of the annual assessment. A motion was made to NOT change the current practice. \$150 due in full and ½ trash of \$60 due 7/1. Motion seconded and approved.

Newsletter is ready to be sent to membership.

Meeting adjourned at 10:07 p.m.