

Northmoor Acres Homeowners Association
Board of Directors Meeting
July 20, 2017

The Meeting was held at Berthoud Community Center

Board Members Present: Directors Gardner, Hersch, Overlin, Rieke and Ruof.

Board Members Absent: MacFarlane, Sprague, Smith and Tams

Meeting came to order at 7:21 p.m.

Meeting chaired by Board President Ruof

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

Treasurer's Report

Financial Report: The CPA is revising the May report. The June report, which is the fiscal year-end report is being prepared and will be reviewed at the August meeting.

20448 Nolina Court Assessment Reissue. A replacement check for 218.90 was issued to the homeowner and Director Gardner delivered it. The check has been cashed.

Certificate of Deposit Renewal Notice (2 CDs). The original CDs were received by mail and approved by the treasurer.

Previously approved. Farmers Extension Ditch (paid 6/29/2017) ** and Traveler's Insurance (paid 6/29/2017) *** bills to be paid. It was moved, seconded and carried to ratify the payment by the Treasurer.

Bills:

Barry Zaiger, CPA	Financial & Admin Support	\$60.00
**Farmer's Extension	Ditch	\$2,475.00
***Traveler's Insurance	Insurance	\$1,160.00
Radical Designs - monthly maintenance	Web Page	50.00
Kim Gardner	Property	\$240.82
Water meter - \$107.61		
Greenbelt cleanup - \$68.00 Drip system parts/flags - \$65.21		

Shawn Rieke - stamps	Postage	\$9.80
Northern Colorado Field Mowing and Service – mowing greenbelt	Property	\$1,800.00
Mitch Cheek - water	Property	\$163.23
Joanne Stroud - quarterly	ACC Secretary	\$90.00
Total		\$6,048.85

It was moved, seconded and motion carried to pay the bills.

Secretary's Report. The minutes of the June meeting were sent by email to the Board for review. It was moved, seconded and motion carried to approve the June Minutes. They will be posted to the web site.

Safe Deposit Box Inventory. President Ruof and Director Hersch completed an inventory of the safe deposit box. The inventory was circulated to the Board.

20204 Cactus Drive Interest Calculation for judgments. The interest on the judgements through June 31, 2107 was calculated per homeowner request.

President/Vice President's Report

Homeowner's Insurance. President Ruof completed update of insurance information and posted on website.

Letters/invoices. Drafted several letters, requested a homeowner invoice from CPA.

Homeowner Letters approved at June meeting and mailed

20336 Northmoor Drive. Letter sent June 21.

20204 Cactus Drive. Letter sent June 20.

Computer and Documents from Prior Webmaster. President Ruof will connect with Jim Russo, the prior bookkeeper to retrieve the computer and documents.

Old Business – Covenant Issues.

20064 Cactus Drive. A letter was sent with an invoice for the first fine of \$25.

20478 Nolina Court. Working with the ACC. Closed

20503 Cactus Drive. President Ruof had 3 phone conversations and sent a follow up letter to document Board decision that horses may not be kept in the south yard which has fencing that is not approved for livestock.

20537 Northmoor Drive. The situation seems to be resolved. Closed.

New Business:

Letter of Authority: Director Gardner spoke to the office of Supply and Ish requesting to review of records. He was told that he needed a letter of authority. The Board discussed and it was moved, seconded and approved to authorize Director Gardner and Director Rieke to review the Supply and Ish water records. President Ruof and Secretary Hersch will prepare letter to the ditch companies,

Newsletter: The Board reviewed the draft of the newsletter prepared by prior Director Deb Coulson. Comments and edits were made. It was moved, seconded and motion carried to approve the newsletter as edited.

Covenant Issues:

20336 Northmoor Drive. Horses are again being kept in the yard in unapproved fencing and there was no response to the last letter. The Board discussed sending a letter concerning both the east and south fencing. It was moved, seconded and motion carried to table this for a month as the property is for sale.

20487 Northmoor Drive. There was discussion. Weeds are tall, current projects are incomplete. The ACC will be consulted. It was moved, seconded and motion carried to send a letter after consulting with the ACC.

20287 Northmoor Drive. It was reported that there was an unapproved structure on the property. There was discussion. Director Gardner and Overlin will review the property and report. It was moved, seconded and motion carried to send a letter if there is an unapproved structure.

Executive Session. The Board went into Executive Session to discuss attorney advice. After executive session, the Board resumed the normal Board session.

20204 Cactus Drive. It was moved, seconded and motion carried to send the response letter approved by Attorney Fickel.

20857 Northmoor Drive. It was reported that there is a large pile of leaves/grass/branches on the homeowner property that he said was there when he moved in. A director thinks the pile may be on Northmoor property. The Board will observe and discuss at the August Board meeting.

Committee Reports:

Neighbor Committee. - Director Smith is not at the meeting. The report is tabled.

Architectural Control: The Board reviewed the ACC report for July and voted to accept it.

Governing Document Committee. The Committee continues to meet.

Property Maintenance:

Director Gardner reported. Since cleanup day, Kim and Linda Gardner and Ben MacFarlane have been moving the cut limbs. Kim has also been watering trees in green belt and has fixed some additional leaks in the drip system. There are a couple of trees that may need to be replanted in the fall. There was discussion about mowing two additional paths in greenbelt – one on north and one on south.

Ish water rental. Deb Coulson contacted Potburg earlier and he did not need any at that time. Director Gardner will talk to him to see if he needs it now.

Status of moving dirt: Directors Sprague and Gardner will follow up.

New Members report. Discussed a welcome letter for new members and ways to get information to new owners and to clarify our covenants and policies/rules. Director Gardner welcomes the new owners.

20557 Nolina Court. Sold.

20957 Northmoor Drive. For sale.

5071 Yucca. Sold.

20336 Northmoor Drive. For sale.

20816 Northmoor Drive. For sale.

5077 Brittlebush Court. New listing. Secretary Hersch will send a realtor letter/status letter when needed.

Adjourned at 10:00 p.m.

Next meeting August 17, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary