



NORTHMOOR ACRES HOMEOWNERS ASSOCIATION NEWSLETTER

Winter 2017



Winter is really here!!!

Happy New Year to all! We hope everyone had a wonderful and safe holiday season!

Northmoor Acres HOA Annual Meeting is set for Saturday, March 18, 2017 at 9:00 a.m.

The 44th Annual Homeowners' meeting will be held Saturday, March 18 at 9:00 am at the Johnstown Community Center, 101 West Charlotte Street, Johnstown, Colorado. Doors at the Community Center will be open at 8:30 am for refreshments and socializing. The Board of Directors hopes that you will attend the meeting. This is a great forum for meeting new neighbors and being a part of our community's democratic process. If you have any questions about the annual meeting, please call one of the Board members listed below. If you would like to briefly address the membership, there will be a sign-up sheet at the door. ***We look forward to seeing you there!***

Please remember to sign and mail in your proxy card by March 3 to let us know if you plan to attend the meeting.

Your proxy card will be included in the annual meeting packet that will be mailed by February 17. The proxy card is ***very important*** because it will tell us if we will have adequate member representation to conduct the meeting (a quorum).

If a member mails in their proxy card with someone else listed as their designee and they do attend, their proxy card will be returned to them at the door when they check in at the meeting. If a member that designates their proxy card is not able to attend the meeting, only the person designated on the card will be allowed to cast that member's vote on issues.

Whether or not you plan to attend the meeting, please return your proxy card and designate a trusted friend or neighbor. Every member's vote is important; if no one is designated on the proxy card and you do not attend, your vote cannot be counted.

Want to CONTRIBUTE to your HOA? Become a Member of the Board of Directors

Now is your chance to be a part of making a difference within the Northmoor Acres community. We need to fill three director positions at the meeting. If you are interested in the Board's activities and would like to be considered for a Board Director position, please contact Deb Coulson at 587-8533.

NETEO High Speed Internet Service Available for Northmoor Acres

In September, 2016, a public service announcement was sent out to homeowners about a company called the NETEO High Speed Internet company. This company is providing internet services to our neighborhood - some folks have signed up already and are pleased with the service. If you are interested in pursuing a different internet support option, see the company website (www.neteo.co). It contains prices, speeds and data plans.

Political Signs and Colorado Law

In case you are not aware, political signs are required to be removed from your property within 7 days after an election. If you still have political signs in your yard, ***please remove them.***

Northmoor Acres NEW Website - Stay Tuned

The webmaster for Northmoor Acres has resigned. The current website is very outdated and needs to be changed. The Board is working on a new website design. Stay tuned!

Rewrite of Governing Documents - In Progress

There is a lot of work being done by the Governing Documents Committee and the Board to bring the Northmoor Acres HOA governing documents, which are 40 plus years old, into compliance with Colorado law. The documents are being updated with direction from a law firm/attorney, hired because they specialize in HOAs. The end result will be a Declaration; Articles of Incorporation; Bylaws; and Policies required by Colorado law that are consistent with one another.

There are a number of documents that currently comprise the Declaration. These will be updated to be in compliance with Colorado law as well as any clarifications/adjustments needed and combined into one document and recorded in Weld County.

1. Declaration of Restrictions and Covenants recorded September 1, 1971
2. Declaration of Restrictions and Covenants recorded April 26, 1972
3. Declaration of Covenants, Conditions and Restrictions recorded March 27, 1973
4. Amendment to Declaration of Restrictions and Covenants recorded May 5, 1975
5. Amendment to Covenants recorded May 5, 1975

Additional documents being updated are:

1. The Amended Articles of Incorporation filed with the Colorado Secretary of State on February 21, 1973.
2. The Amended Bylaws signed and dated May 14, 1997.

The Articles of Incorporation and Bylaws have been sent to the law firm to be rewritten. The rewrite will include the recommendations from the law firm. The Board intends to hold small informational meetings with the Members of the HOA that will provide the opportunity for questions and answers about the updates to these documents. As a Member of this HOA, you are a critical part of getting these governing documents finalized, approved, and appropriately recorded. These two documents will require approval by a majority of a quorum up to 75% of the lot owners.

Here are some highlights of the changes for these documents:

Articles of Incorporation

- Add limitation of personal liability
- Remove legal description – belongs in Declaration, update registered agent, remove Declarant and member classes
- Update powers and duties to be more flexible and consistent with Bylaws and Declaration
- Specify a range of permissible number of Board Directors instead of requiring the specific number of 9
- Remove that Board members do not need to be members. Declaration will require Directors to be members.
- Update what happens if HOA is dissolved per Colorado Revised Nonprofit Corporation Act
- Remove references to original Board of Directors
- Change amendment approval process to be in line with Colorado law
- Remove provisions regarding FHA/VA approval and the original incorporator – obsolete

Bylaws

- Add indemnification clause
- Change annual meeting to once a year rather than requiring it to be in the first quarter of the calendar year
- Revise meeting notice requirements to be consistent with Colorado law
- Change special meeting requests by members to be consistent with Colorado law
- Add proxy requirements under Colorado law
- Add Board shall be managed by 5-9 Directors and all Directors need to be members of HOA
- Add outline of recall process of a Board member
- Change nominating committee to be discretionary
- Add Board meetings must be open to Members except for executive sessions, and prior to Board vote on a topic, Members in attendance must be provided opportunity to speak for or against the proposed action
- Add all Officers to be Directors of the Board
- Update books and records section to comply with Colorado law
- Remove provision for corporate seal – no longer required by Colorado law

Governing Documents Rewrite – (Continued)

Declaration

This document is more complicated and includes the covenants. Here are a few of the changes coming. More information will be forthcoming:

- Add budget ratification process
- Add ability to do special assessments for purposes other than capital improvements
- Add ability to levy individual assessments
- Add maintenance and insurance provision requirements
- Add sign provisions
- Remove assessment cap
- Add Director elections will be conducted by secret ballot only when the elections are contested per Colorado law
- Add required information for collection of assessments (remove from Bylaws)

Again, the Board intends to hold small informational meetings with the Members of the HOA that will provide the opportunity for questions and answers about the updates to these documents. As a Member of this HOA, you are a critical part of getting these governing documents finalized and approved.

Calling All Notaries

If you are a notary and willing to volunteer your time with our document renewal approval process, please send a note to bod@northmooracres.org.

GOT Snow?

If you shovel/plow out your driveway when it snows, please do not put your driveway snow in the road. Many thanks to the members who also shovel/plow out their neighbors. It is very much appreciated.

2017-18 Assessments

As discussed at the 2016 Annual Meeting, annual assessments and trash will be covered by the oil & gas bonus money until these funds are depleted. The proposed annual budget will be presented at the March, 2017 annual meeting for the upcoming fiscal year which is July 1, 2017 through June 30, 2018. Please attend the annual meeting so you can participate in the budget review and approval process.

Architectural Control Committee (ACC)

All structures, fencing, exterior remodels and paint color changes require Architectural Control Committee approval before you start your project. The ACC generally meets the first Wednesday of each month. If you have a project, please submit your request at least 5 days before the first Wednesday of the month by email to ACC@northmooracres.org or in person by calling Joanne Stroud, ACC Secretary at 970-587-0282. The ACC guidelines and the required project submittal form can be found on Northmoor Acres' website at www.northmooracres.org under the new Governing Documents section. Please note that canvas or vinyl structures are not approved for use in Northmoor. Shipping containers/conex boxes, construction trailers, or other containers are also not permitted.

Trash Collection - Recycling

At this time, Royal Trash will NOT be picking up recycling. There is a recycling drop off center in Berthoud, off County Line Road where you may take your recycling. Royal Trash had been picking up recycling at no charge for Northmoor Acres; however, the recycling center where Royal Trash would take the recycling material is now charging them to drop off recycling making it unprofitable for them to pick up the recycling. Should this service be reinstated in the future, the Board will notify all Members of the HOA.

Tips & Reminders

- At no time should a dog be off your property unless they are on a leash. However, in the event they do get away from you, please be sure your dog(s) have tags on them.
- School is again in session and children are on the streets and waiting for the school bus. **Please** drive slowly in our neighborhood—the speed limit is 30 mph.
- If you are out walking, especially early in the morning, at dusk or at night, please be sure to wear reflective clothing so cars can see you.

Serving our community:

Board of Directors BOD@northmooracres.org

Susy Ruof	President	587-2596
Deb Coulson	Vice-President	587-8533
Ginny Hersch	Secretary	587-5627
Shawn Rieke	Treasurer	587-0959
Kim Gardner	Director of Resources	481-5415
Ben MacFarlane	Director of Analysis	231-9159
Charles McCollum	Director of Events	219-0977
Roy Rutt	Director-Governmental Liaison	587-4368
Robert Sprague	Director of Property	587-5736

Architectural Control Committee (ACC) - Joanne Stroud, Secretary 970-587-0282

Barbra Ding	Chuck Krueger	Norm Thielbert
Ginny Hersch	Bonnie Smith	
Dave Klink	Art Szallar	

Property Maintenance Committee

Robert Sprague, Chairperson	Linda Gardner	Norm Thielbert
Jerry Carson	Jim Overlin	
Mitch Cheek	Karen Overlin	

Governing Documents Committee

Deb Coulson, Chairperson	Kim Gardner	Robert Sprague
Jerry Carson	Linda Gardner	Joanne Stroud
Kathy Carson	Susy Ruof	