

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
February 16, 2017

The Meeting was held at Berthoud Community Center

Board Members Present: Directors Coulson, Gardner, Hersch, MacFarlane, Rieke, Ruof, Rutt and Sprague.

Board Members Absent: McCollum.

Meeting came to order at 7:15 p.m.

Meeting chaired by Board President Ruof

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

**Treasurer's Report**

Financial Report. The Board discussed and reviewed the report. It was moved, seconded and motion carried to approve the January Financial report.

**20957 Northmoor Drive Fencing and Horses.** Discussed the fact that the foreclosure sale occurred and there are new owners who are cleaning up the property. Discussed the pending fines and if it would be possible to collect them from either the previous or the new owner. It was moved, seconded and motion carried to write off the debt and take no further collection action.

**Pay the bills.**

**Bills:**

Barry Zaiger, CPA – financial and administrative Support	\$85.00
Traveler's Insurance (due March 1)	\$754.00
Deb Coulson – (Postage for annual meeting mailing)	\$58.80
Weld County Treasurer (Property taxes)	\$30.56
Susy Ruof (Web Hosting)	<u>\$33.33</u>
TOTAL	\$961.69

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

**Secretary's Report.** The minutes of the January report will be sent by email to the Board for review and will be approved at the next meeting.

## **Old Business**

20204 Cactus Drive – Past due assessments. A letter was sent to the homeowner regarding the past due assessments and fines. Ms. Kelley sent a response. The Board discussed the next steps. Discussed reporting to the credit bureau and filing a lien. It was moved, seconded and motion carried to file a lien and report to the credit bureaus after discussion with attorney. The Board will continue to send invoices.

## **Covenant Violations:**

20957 Cactus Drive Property condition: A letter was drafted to the new owners regarding the covenant violations and condition of the property. There was discussion regarding the letter. It was moved, seconded and motion carried to send the letter.

5411 Sage Court Storage Container: The Board has given the owner until February 28 to remove the storage container from the property. The Board discussed what steps to take if the container is not removed. A reminder letter was sent in January.

20336 Northmoor Drive 3 Horses: President Ruof distributed a draft of letter to homeowner regarding the hearing January 18. It was moved, seconded and motion carried to send the letter as revised.

20336 Northmoor Drive Unapproved Livestock Fencing: President Ruof passed out a draft letter regarding the unapproved fencing on the property. There was discussion. It was moved, seconded and motion carried to send the letter.

**Deposit Box Inventory.** Director Hersch and Ruof are working on the final inventory list. President Ruof has a copy of the Oil and Gas Lease to be put in the box.

## **New Business:**

5378 Ocotillo Court 3 horses: President Ruof received a report of 3 horses being kept on the property. A draft letter was distributed. Director Gardner will check the property and if there are 3 horses, he will take a picture and the letter will be sent. It was moved, seconded and approved to send the letter if there are 3 horses.

Letter Regarding Trash. The Board received a homeowner letter complaining about the trash service delaying pickup in icy/snowy or extremely cold weather. There was discussion – the delays did not seem unreasonable given the weather issues. However, the Board suggested that the complainant has the option of bringing the matter up for discussion at the annual meeting during the “Items from the Membership” section.

## **Committee Reports**

### **Property Maintenance:**

Cost of Water for Greenbelt Trees. Director Sprague reported that a water tap for the greenbelt would cost \$34,000. Rather than using a homeowner’s water, the water district will allow us to tap into a hydrant with a meter to measure our usage and charge by the usage so that

we can water the trees. There is a \$1,000 deposit required that will be refunded once the usage and charges are determined.

Greenbelt Maintenance. Discussed the budget for the greenbelt maintenance. The water will be put in the budget, as well as 2 mowings, trimming, spraying, and replacing trees.

**Annual Meeting Preparation:** The Board reviewed and discussed the homeowner notification letter and the proxys. There were changes suggested for the draft letter and discussion. The letter was approved as written.

**Additional Meeting.** An additional meeting will be held on 2/21/2017 to finish annual meeting preparation, the governing document review and questionnaire, annual meeting financials. Discussion about the terms that are up: Director Coulson reported that the terms that are ending are her term, and Directors McCollum and Ruof. Director Ruof will run again. Director Coulson reported that Director McCollum does not plan to run again. Director Coulson does not plan to run again; however, will continue to coordinate the governing documents rewrite and setting up a sustainability plan. Additionally, Director Rutt will step down as Director effective with the Annual Meeting.

Adjourned at 9:35 p.m.

Next meeting February 21, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary