

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
February 21, 2017 (Continuation of February 16, 2017 Meeting)

The Meeting was held at Berthoud Community Center

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

Board Members Absent: McCollum, Rieke.

Meeting came to order at 7:06 p.m.

Meeting chaired by Board President Ruof

**Approval of agenda:** The agenda was approved at the meeting on February 16, 2017. This meeting is a continuation.

**ACC Report.** ACC Secretary Stroud prepared a report for Board review which was passed out at the last meeting. It was moved, seconded and motion carried to accept the ACC Report for February.

**Annual Meeting Preparation:** President Ruof outlined the duties and assigned tasks.

The items to be discussed will be:

**Oil and gas update:** Director MacFarlane will do a presentation updating the status of oil and gas exploration by Anadarko. There was discussion.

**Financials:** Director Coulson will present the financials at the annual meeting. She passed out the budget for discussion. This will be sent to the homeowners next week.

**Minutes of 2016 Annual Meeting.** A draft of the 2016 Annual Meeting Minutes will be reviewed and approved by the membership and sent to the homeowners next week.

**Governing Document Update.** Director Coulson will give a presentation regarding the governing documents and describing where the committee is in the process.

**Homeowner Presentation.** Kerry McCollum has requested time to bring a topic before the membership. She will discuss our current policy concerning animal equivalency. Director Gardner wishes to do a rebuttal. There was discussion.

**New Business:**

**20064 Cactus Drive Truck Letter:** A semi-tractor and trailer has been parked on the property. President Ruof drafted a follow-up letter notifying the homeowner of the second violation and offering a hearing date – pictures of violation, fine schedule and hearing process were attached. It was moved, seconded and motion carried to approve the letter and directing the President to send the letter.

## **Old Business**

Governing Document Review - HindmanSanchez Questionnaire/Amendment Checklist. The discussion started on page 8 where we left off at the last meeting. The Board reviewed and discussed the questionnaire for the declaration. The file will be sent to HindmanSanchez, the attorney firm doing the rewrite.

Website: New website is up and running. The new URL is [northmooracreshoa.org](http://northmooracreshoa.org)

Adjourned at 9:32 p.m.

Next meeting March 16, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary