

Northmoor Acres Homeowners Association
Board of Directors Meeting
January 19, 2017

The meeting was held at Berthoud Community Center at 248 Welch Ave.

Board Members Present: Directors Coulson, Gardner, Rieke, Ruof, and Hersch (attended by phone). ACC Secretary Joanne Stroud also attended at 7:30 to give her report.

Board Members Absent: McCollum, Rutt, Sprague, MacFarlane

Meeting came to order at 8:05 p.m. (after hearing)

Meeting chaired by Board President Ruof

Member's Forum

Hearing Summary - 20336 Northmoor Drive – Covenant 2 violation.

President presented HOA case

Homeowner presented case

Questions/discussion between homeowner and Board concerning violation

Hearing panel/Board decision:

The homeowner was in violation of Covenant 2

A fine was imposed, in accordance with the HOA fine schedule

Enforcement date of the fine was decided.

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

Treasurer's Report

Bills:

Barry Zaiger, CPA – Financial and Adm Support – Dec	\$60.00
Town of Johnstown – Annual Meeting Deposit	\$300.00
Joanne Stroud – Office Supplies	<u>\$53.24</u>
TOTAL	\$413.24

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

For the December Board financial report, it was moved, seconded and motion carried to move the \$1000 expense (Radical Designs – new website) from the category of Financial/Admin Support to the category of Professional Fees - HOA. It was moved, seconded and motion carried to approve the December Board Financial Report with that change.

Secretary's Report

December Board meeting minutes were sent out by email for approval. It was moved, seconded and motion carried to approve the December minutes with one edit.

Old Business:

President Ruof passed out copies of attorney letter to 20204 Cactus Drive regarding outstanding 2014-2015 annual assessments. – attorney has sent letter to homeowner.

Status of 20957 Northmoor Drive – property has been sold in foreclosure to an investment company. President Ruof drafted a letter to go to new owner which was passed out, there were edits suggested. It was moved, seconded and motion carried to approve sending the letter as edited.

It was moved, seconded and motion carried to approve sending the appreciation letter to 5378 Ocotillo Court for removing the non-approved canvas structure on the property. Draft letter was previously sent out to Board.

Reminder was sent to 5411 Sage Court that shipping container needed to be removed by February 28, 2017. No additional action will be taken until March 1, depending on whether the container is removed.

Status of completing Safety Deposit Box inventory. Prior listing found still needs some update, in progress.

New Business:

Activity Report.

- Invoice sent to 20204 Cactus Drive by attorney for 2014-15 assessments plus late fees and attorney fees
- First violation letter drafted to 20064 Cactus Drive regarding semi-tractor trailers on property. Letter and picture passed out, edits were suggested to letter. It was moved, seconded and motion carried to approve letter as amended.
- Real Estate status letter sent for 20454 Cactus Drive.
- Preliminary drafts done for annual meeting letter and agenda by Director Coulson, don't need to vote on final version until February meeting
- Director Coulson has begun the financial reports for the annual meeting.
- Director Coulson has received an offer from Harvey Yoakum to lease/buy Northmoor water shares for Supply. Annual leasing is at assessment rate of \$800. Purchase offer was for \$12,000 per share, 5 shares, \$60,000. The Board declined selling any water shares at this time. Based on input Director Coulson received at the annual Supply meeting, the annual water assessments should stay the same this year.
- Karen Overlin will be running for a Director position at the 2017 Annual Meeting and has submitted a biography.
- President Ruof sent information about oil and gas status to our agent at CBIZ for Travelers Insurance Company a year ago. Also contacted them this year with the same information since

there has been no change in the status since last year. Copy of lease sent a year ago and resent this year. Also the summary of current status of drilling (no change) was sent again today. The insurance company sends a questionnaire to Northmoor Acres HOA every year to update the HOA's information noting whether there has been a change.

Annual meeting planning.

- It was moved, seconded and motion carried to approve the date of March 18 for the annual meeting, President Ruof will fill out the paperwork and take the check in to the Town of Johnstown to rent the Johnstown Community Center on Charlotte.
- ACC secretary (Joanne Stroud) agreed to print proxies again for this year, but probably not for next year. It is a difficult merge document.
- President Ruof will contact Johnstown Police Department for a security person.

Governing Documents rewrite

- It was moved, seconded and motion carried to ask HindmanSanchez attorney firm to proceed with the ByLaws and Articles of Incorporation rewrite drafts.
- Discussion of proposed newsletter article and/or separate letter to homeowners concerning Governing Documents rewrite.

Newsletter: Will add an article concerning the trash recycling situation after contact with Royal Disposal.

ACC Report. ACC Secretary Stroud passed out copies of the ACC report and discussed the items.

- One proposal was not approved in order to get additional information from the homeowner about the project.
- ACC is requesting the Board write a letter to a homeowner who is using unapproved livestock fencing to contain their horses
- ACC is requesting the Board write a letter to a new owner regarding incomplete and unrepaired livestock fencing.
- ACC will be sending letters to two homeowners. This is information only to the Board
 - mismatched roofing; and
 - painting an outbuilding.

Adjourned at 9:37 p.m.

Next meeting February, 2017

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof substituting for Ginny Hersch, Secretary