

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

The Meeting was held at Berthoud Community Center

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

Board Members Absent: McCollum, Hersch.

Meeting came to order at 7:10 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 reviewed and discussed the report. The CPA has voided the invoice for \$255 for 20957 Northmoor Drive following the decision of the Board to write off those fines – the invoice has been removed from the Board financial report (under Open Invoices) but is in QuickBooks. The old domain name registration (northmooracres.org) has been paid for until about midyear 2018. The new website and domain name (northmooracreshoa.org) is up and running.

According to report at the Supply Ditch meeting, the Supply annual assessments are not going up. It was moved, seconded and motion carried to approve the February Financial report.

Pay the bills.

Bills:

Barry Zaiger, CPA – financial and admin support	\$ 60.00
Deb Coulson - Office \$54.12	
- Postage \$6.30	\$ 60.42
Radical Designs - Webpage Monthly Maintenance \$50	
- Professional Fees – HOA \$1,125	\$1175.00
IRS Federal Estimated Income Taxes	\$6610.00
CO Dept Revenue Estimated Income Taxes	\$1360.00
Supply Ditch Co – Ditch	\$ 800.00
R. Bruce Fickel – Professional Fees – HOA business	\$ 48.00
Joanne Stroud ACC Secretary	\$ 90.00
Jim Russo Web Page	\$ 90.00
Royal Disposal	<u>\$3540.00</u>
TOTAL	\$13833.42

When writing checks, should use categories that are the same as in the budget. Otherwise, the CPA will either call and ask what category it should be in or place the expense in the wrong category.

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

Secretary's Report. The minutes from January 19 Board meeting and hearing were discussed. It was moved, seconded and motion carried to approve the minutes from January 19 as well as February 16 & 21.

Old Business

20204 Cactus Drive – Past due assessments. A letter was previously sent to the homeowner regarding the past due assessments and fines and the homeowner sent a reply. A follow-up letter to the homeowner was discussed. It was moved, seconded and motion carried to approve and send the follow-up letter.

Status Safety Deposit Box Inventory. Originals of signed and recorded oil lease and a lien original need to be added to the box and to the inventory list. Then inventory will be current. Copies of the inventory list will be given to the Board members.

New Business:

- Need to designate a Board member as central contact to webmaster – decided to wait until new Board seated.
- Appreciation letter to 5411 Sage Court for removal of unapproved structure – it was moved, seconded and motion carried to approve the letter.
- Reply to email from 5291 Mesquite Court concerning trash pickup – it was moved, seconded and motion carried to approve the reply.
- Water shares rented:
 - Harvey Yoakum - Supply for \$800 (to be collected March 21)
 - Greg Podtburg – ISH for value of assessments (water meeting March 25). Greg is committing to annual rental as long as there is water being distributed.
 - Need to discuss with water companies how to label the call for water when we rent out the water.
 - Need to designate a Board member to be the contact with the water companies – decided to wait until new Board seated.
- Received a letter from Dovetail Investments offering to buy a portion of Tract A. It was moved, seconded and motion carried to approve a response letter indicating we were not interested in selling either now or in the future.
- There was a discussion that the local Fire Department would burn the ditch adjacent to the road as long as the homeowner obtained the appropriate burn permit.

Committee Reports

Architectural Control Committee.

The report was sent in advance by email. It was moved, seconded and motion carried to accept the report.

Property Maintenance:

Robert and Kim will work on arranging to move or redistribute the dirt pile on the southeast side of the subdivision.

Annual Meeting Preparation: The Board reviewed and helped edit the President's talking points/script for the annual meeting. Discussion of refreshments for the meeting. Discussion of

other materials and arrangements for the meeting, running the copies, getting the room key. Eldenburgs are coming to bring and help set up the projector.

Discussed the oil and gas power point presentation with updates from Anadarko as available. Have not started fracking under Northmoor yet. Northmoor may get minimal income from the wells south of Northmoor before Anadarko starts work under Northmoor. Discussion of possible ways to reduce the taxes on royalty income after it starts.

Discussed the financial charts and the budget presentation. Given current bonus income received from oil and gas, and current projected expenses, funds may last for approximately seven years to cover homeowner assessments. This does not include any potential royalty income.

Discussed the Governing Documents rewrite presentation for the annual meeting.

Discussed the presentation concerning the new website.

Adjourned at 9:16 p.m.

Next meeting April 20, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof acting for Ginny Hersch, Secretary