

Northmoor Acres Homeowners Association
Board of Directors Meeting
June 15, 2017

The Meeting was held at Berthoud Community Center

Board Members Present: Directors Gardner, Hersch, MacFarlane, Overlin, Rieke, Ruof, Smith and Tams.

Board Members Absent: Sprague

Meeting came to order at 7:00 p.m.

Meeting chaired by Board President Ruof

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

Treasurer's Report

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

20448 Nolina Court Assessment Reissue. Update on assessment refund check for \$218.90 issued one year ago. Homeowner couldn't find the refund check. A stop payment was issued (\$33) on 5/29 and a new check will be written. There was discussion regarding the "stop payment fee". Homeowner was told that there would not be a fee. The Board decided to absorb the cost.

Bills for Garage Sale Advertising. The bills that Deb Coulson submitted to pay for delayed garage sale day were less than was originally estimated and approved. Two of the newspapers gave Deb a "rain check" since the original date was cancelled due to snow.

Certificate of Deposit Renewal Notice (2 CDs). The original CDs were received by mail. Treasurer Rieke will review and approve and the originals will be put in the safe deposit box.

Quarterly Tax Deposit. Payment of next quarterly estimated tax payments was pre-approved. The payments were due June 15 and were paid.

Annual Assessment Invoices. Invoices for annual assessments were emailed 6/6/17, hard copies were also mailed to homeowners without email addresses.

Bills:

Barry Zaiger, CPA	Financial & Admin Support	60.00
Ish Reservoir	Ditch	880.00
**IRS	Estimated Federal Tax	6,610.00
***State of Colorado	Estimated Colorado Tax	1,360.00
Radical Designs	Web Page- monthly maint	50.00
Deb Coulson	Neighborhood Committee (Garage sale ads)	32.99
****Royal Disposal	Trash contract	3,540.00
ACC Secretary (Joanne Stroud)	Office Supplies	104.38
Kim Gardner	Property Maintenance	0
	Replacement cord	26.50
	Walkway fill x2	20.44
	Drip system parts	4.33
Daniel Lage	Refund of HOA dues 2015-2016	218.90
First National Bank	Financial & Admin Support – stop payment	33.00
		12,940.54

** Paid 6/12/2017 by EFT Transfer

***Paid 6/12/17 US mail

****Previously approved. Should date and mail after 7/1/2017

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

Secretary's Report. The minutes of the May meeting were sent by email to the Board for review. It was moved, seconded and motion carried to approve the May Minutes. They will be posted to the web site.

Northmoor Corporate Report. The report was filed with the Colorado Secretary of State.

Status Letters and Title Company Interaction:

5071 Yucca Court. A status letter was sent to the title company

20557 Nolina Court. A status letter was sent to the title company.

20336 Northmoor Drive. Secretary Hersch had a phone call with the listing realtor.

The Board sent a letter to the realtor concerning fencing and pointing him to the website and giving HOA contact information. The letter was discussed. It was

moved, seconded and motion carried to ratify the action of the President and the letter.

President/Vice President's Report

20336 Northmoor Drive. President Ruof had a phone call with The Group Realtor re the listing. Drafted a letter to the realtor.

Contact with homeowner at 20067 Northmoor Drive re trash complaint.

Homeowner Letters. Letters that were approved at the May meeting were sent out to homeowners.

20503 Cactus Drive. A letter was approved at the May meeting and sent to the homeowners regarding their horse being kept in their yard with fencing unapproved for livestock. Homeowner had contact with President Ruof. Discussion. The Board decided that a letter must be sent telling them that they should submit a plan for adequate fencing in that section. The horse must be contained within an approved fence, or they must find another location for the horse. They have an approved paddock on the property,

20064 Cactus Drive. A letter was sent June 2 regarding an additional incident of a semi being parked on the property. The first fine of \$25 was imposed. A fine letter to be sent by accountant.

20487 Nolina Court. A letter was sent June 1. The homeowner is to provide paperwork to the ACC for the structure being erected.

20957 Northmoor Drive. A Realtor letter was sent to the realtor concerning the fencing.

Old Business

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

CAI Class. A class to be held by CAI in August was discussed. So far, no Board members are available.

New Business:

Covenant Issues - 20336 Northmoor Drive. Horses are again being kept in the yard in unapproved fencing and there was no response to the last letter. A new letter to homeowner will be drafted.

Executive Session. The Board went into Executive Session to discuss attorney advice.

20204 Cactus Drive. The homeowner sent a letter to Board. A reply letter was drafted and approved by the Board.

Committee Reports:

Neighbor Committee - Date for Picnic. President Ruof discussed a date for the annual picnic. Director Smith, the chairman of the neighborhood committee discussed either the 16th or the 23rd of September. After discussion, it was decided on the 23rd.

Architectural Control: The Board reviewed the ACC report for June and voted to accept it.

Governing Document Committee. The Committee continues to meet.

Property Maintenance:

Director Gardner reported. The work day was June 10. Cleanup went well and a number of homeowners volunteered to help. Everyone worked for 2 hours. Director Gardner is working on the water system and trimming trees. He is checking on moisture in all the trees. Directors Gardner and MacFarlane used a chain saw and cut dead limbs. There are a lot of limbs that need to be picked up or chipped. There was discussion.

Water Meter. Director Gardner brought up purchasing a new water meter. There was discussion regarding either using our current system or trying to use a fire hydrant. It was moved, seconded and motion carried for the purchase of a new water meter.

Mowing: Director Sprague was going to call Dale Alps again. We would like to have the mowing done by the first of July. Director Gardner will be contacting the other bidders.

Painting of fire hydrants. Director Gardner will contact Little Thompson to find out where all the hydrants are located. He will contact the Boy Scouts or some other group to see if they want to help paint the hydrants.

Mow path on north end. Director Gardner wants to mow on the north end of Tract A for a walking path. The Board approved.

Weed spraying along roadways for goat heads. Director Gardner has not seen any goatheads yet but they are coming. The committee will spray when they appear.

Ish water rental. Deb Coulson contacted Potburg earlier and he did not need any at that time. Director Gardner will also talk to him to see if he needs it now. Discussion regarding how to log the water that someone rents so that Northmoor gets credit for usage. Director Gardner will talk to the ditch company or ditch rider.

Status of moving dirt: Directors Sprague and Gardner will follow up.

New Members report. No new members at this time.

20557 Nolina Court. For sale.
20957 Northmoor Drive. For sale.
5071 Yucca. For sale.
20336 Northmoor Drive. For sale.
20816 Northmoor Drive. For sale.

Adjourned at 10:00 p.m.
Next meeting July 20, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION
By: Ginny Hersch, Secretary