

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

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Sprague

Meeting came to order at 7:13 p.m.

Meeting chaired by Board President Ruof

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

Member's Forum: 5071 Yucca Court. The homeowners just purchased the property. A shipping container was moved on to the property without notice to the Board. A letter was sent regarding removal. The homeowners attended the meeting to explain that they were moving out of a house, renovating and storing things as they moved. Discussion. Moved, seconded and motion carried to allow them a 3 month delay in enforcement regarding the storage container. After that time, the Board will follow its regular process and start to assess fines.

Treasurer's Report

A correction was made to the August and September reports.

Financial Report: The September Board report was distributed by email. It was moved, seconded and motion carried to approve the Board report.

The taxes are being prepared. An extension to file the taxes has been requested by the CPA and the tax payments were made for the estimated amounts due (\$11,957 for Federal taxes and \$1,304 for State of Colorado taxes). The CPA's bill will be \$415.00 once the taxes are finished.

A royalty check was received from Kerr McGee on Northmoor's oil and gas lease for this month for \$20,776.89.

Bills:

Barry Zaiger, CPA	CPA	\$80.00
Radical Designs	Web Page	\$50.00

Monthly website maintenance		
Joanne Stroud – ACC Secretary expenses	Office	\$69.99
*IRS – Estimated Quarterly Taxes	Taxes	\$12,700.00
*Colorado Department of Revenue – Estimated Quarterly Taxes	Taxes	\$2,100.00
Shawn Rieke	Postage	\$9.80
Kim Gardner – valves for tree drip system	Property	\$11.84
**Royal Disposal	Trash Expense	\$3,540.00
P.O. Box – Annual fee	Office	\$56.00
Hindman Sanchez – Governing Document rewrite	Professional Fees	\$3,212.50
TOTAL		\$21,830.13

* Estimated Quarterly Taxes paid 10/15/17

** Already paid and approved as periodic expense. The Board is ratifying the expense.

It was moved, seconded and motion carried to pay the bills and ratify the expense for the Trash.

CDs maturing. One CD for \$10,075.30 matured October 14. It was rolled over for 18 months. There are 2 \$50,000 CDs maturing in November. These will be rolled over. The Treasurer will get the best rate possible.

Secretary's Report. The minutes of the September meeting were sent by email to the Board for review. It was moved, seconded and motion carried to approve the September minutes.

20957 Northmoor. Realtor Inquiry. Board Secretary Hersch sent President Ruof a memo to document the communication with the realtor's office and sent a copy to the realtor's office.

20957 Northmoor. A Closing Status Letter was sent to the title company in preparation for a closing scheduled in October.

5036 Brittlebush. A status letter was sent to the owner for a real estate transaction.

5113 Saguaro Court. A realtor letter was sent to the realtor.

20336 Northmoor Drive. A realtor letter was sent to the new realtor.

President/Vice President's Report. President Ruof reported on status of letters/invoices/routine business. Details follow.
5117 Brittlebush Drive. Storage Pod.
5071 Saguaro Court. Storage Pod. See member's forum.
20287 Northmoor Drive. Unapproved structure.
20064 Cactus Drive. Invoice sent.

Old Business Covenant Enforcement:

20287 Northmoor Drive. There are 2 unapproved structures on the property. President Ruof drafted a letter which was sent.

20287 Northmoor Drive. Barking Dogs. There was a complaint regarding the dogs barking. President Ruof drafted a letter which was approved by the Board and will be sent.

5071 Yucca Court. There is a shipping container/storage pod on the property. The President drafted a letter which was approved at the September meeting and sent. President Ruof discussed the issue with homeowner before sending letter. See above under Member's Forum.

5117 Brittlebush. There is a shipping container/storage pod on the property. The President drafted a letter for Board review. It was moved, seconded and motion carried to send the letter. Before the letter was sent, President Ruof called the homeowner and learned that the homeowner is doing the floors and the container will be off the property in the near future.

Old Business Other

20064 Cactus Drive. Invoice sent.

20487 Northmoor Drive The projects are moving forward. The Board approved sending a letter acknowledging progress. There was a motion, second and motion carried that a letter should be sent. President Ruof will amend the draft and send a letter.

New Business:

Covenant Enforcement:

20204 Cactus Drive. Business Sign. There was discussion. The Board agreed that a letter should be sent if the sign reappears.

Monthly To Do List. The Board discussed the monthly to do list.

Newsletter. The Board discussed the fall newsletter. It was moved, seconded and motion carried to approve the fall newsletter.

Maintenance of Association Documents. Director Gardner is collecting Association records from past Board members. He looked at storage locations. He is looking at

a 5x8 storage area which costs about \$50 per month. He is recommending a unit inside a secondary building and secondary roof. There was discussion.

Executive Session to Discuss Legal Advice Concerning Communication from homeowner at 20204 Cactus Drive. The Board voted to go into executive session. The Board came out of Executive Session.

It was moved, seconded and motion carried to send a response to the homeowner's recent email to the Board.

Committee Reports:

Neighborhood Committee. – The picnic was September 23. Director Tams and spouse spearheaded the picnic and despite the rain, a great time was had by all. Special thanks to Terry Showwalter who cooked the burgers as he has done for the past several years.

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

Governing Document Committee. The Committee continues to meet and drafts of the HOA documents have gone out to the Board. A meeting is scheduled for November 6 for the purpose of reviewing and discussing the governing document drafts.

Governing Documents - Northmoor Insurance. Director Smith looked over our insurance policies. There are new insurance requirements suggested by the attorney. Director Smith will send out a chart of her comments.

Property Maintenance:

Director Gardner will try to water the trees again if it stays warm.

Additional property issues. Discussed spraying the trees. President Ruof called Lawn Doctor about spraying. Director Gardner worked with the Tree Guys to trim the trees in the picnic area.

New Members report.

20957 Northmoor Drive. For sale.
20336 Northmoor Drive. For sale.
20816 Northmoor Drive (new owner). Sold.
5077 Brittlebush Court. For sale.

Adjourned at 9:15 p.m.

Next meeting November 16, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary