

Northmoor Acres Homeowners Association
Board of Directors Meeting
September 21, 2017

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Gardner, Smith

Meeting came to order at 7:07 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.

Treasurer's Report

Financial Report: The CPA needs to revise the August report due to an error in the reported amount of the oil and gas check. This will be corrected. It was moved, seconded and motion carried to approve the report with corrections.

The taxes are being prepared. In the process, some errors were discovered in the financial reports. These are being corrected and after the taxes are finished, all corrections will be explained at the next board meeting. The CPA also discovered some problems with his calculations and these are being corrected. An extension to file the taxes has been requested by the CPA and the tax payments were made. Deb Coulson is traveling. When she returns, she will work with the CPA.

We have received 2 royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month and it appears we are being paid royalties monthly. The checks were for \$1,084.17 and \$8,253.29. Director McFarlane did an analysis of the payments and explained the calculations to the Board.

There were 2 checks that were reversed and sent to the wrong payee. Farmer's Extension Ditch Company has not cashed its check but Traveler's Insurance did cash the wrong check and sent a refund for overpayment. A replacement check was sent to Farmer's Extension. They have not cashed either check. The Board decided to wait before putting a stop payment on the first check.

Discussed setup of the Board Financial reports and adding more detailed categories for oil and gas.

ACC computer and Software. ACC Secretary Stroud purchased an Outlook program for the ACC computer. The Board discussed payment of the invoice and approved the expense. The Board agreed to reimburse her when she submits an invoice.

Bills:

Barry Zaiger, CPA *	CPA	\$80.00
Radical Designs Monthly website maintenance	Web Page	\$50.00
Mitch Cheek – water 36,703 gal	Property	\$109.38
Darryl Morrison – water 11,291 gal	Property	\$33.65
Valerie Tams - Picnic	Neighborhood Committee	\$114.85
King Soopers - \$90.98		0
Dollar Tree -\$13.87		0
Ice - \$10.00		0
The Milliken Tree Guys** Trim greenbelt trees	Property	\$1,600
***IRS – Tax Payment	Taxes	\$11,957
***Colorado Depart Revenue	Taxes	\$1,304
TOTAL		\$15,248.88

* Barry Zaiger, CPA will also be charging \$415.00 for Tax Preparation which will be paid when taxes are completed.

** It was previously approved to pay up to \$2,000 for tree trimming. The Board is ratifying the expense.

*** Taxes Paid 9/15/17

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

CD maturing. There is 1 CD that is maturing in October. Treasurer Rieke will roll it over for the best rate possible. There was a 17 month CD that offered the best rate. It was moved, seconded and motion carried to approve the roll over of the CD into a longer term if the rate is good.

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

20957 Northmoor. Realtor Inquiry. On August 25th, the ACC Secretary, Joanne Stroud, returned a call to Jessica, a representative for the listing realtor for the

property, to answer questions from a prospective buyer concerning ACC policies and procedures related to fencing, structures and commercial vehicles. Board Secretary Hersch was also on the call as a Board representative.

President/Vice President's Report. President Ruof reported on status of letters/invoices/routine business.

New Business Covenant Enforcement:

20336 Northmoor Drive. There is a new realtor listing the property. The Board discussed sending the same realtor letter to the new agent. It was moved, seconded and motion carried for President Ruof to send approximately the same letter to the new realtor.

20287 Northmoor Drive. There are 2 unapproved structures on the property. President Ruof drafted a letter to the homeowner. It was moved, seconded and motion carried to send the letter.

20287 Northmoor Drive. Barking Dogs. There was a complaint regarding the dogs barking. The Board discussed. It was moved, seconded and motion carried to send a letter. President Ruof will draft a letter.

20487 Northmoor Drive. The projects are moving forward but the Board discussed notifying him that he is coming up on the 1 year deadline for completion. The Board discussed and it was moved, seconded and motion carried that a letter should be sent. President Ruof will draft a letter for Board approval.

5071 Yucca Court. There is a shipping container/storage pod on the property. The President drafted a letter for Board review. There was discussion. It was moved, seconded and motion carried to send the letter. President Ruof will discuss issue with homeowner before sending letter.

5117 Brittlebush. There is a shipping containe/storage pod on the property. The President drafted a letter for Board review. The Board discussed handling this the same as the other property. It was moved, seconded and motion carried to send the letter. President Ruof will discuss with homeowner before sending letter.

5077 Brittlebush Court. There is a large red rolloff dumpster on the property. There was discussion. President Ruof will talk to the homeowner.

New Business Other:

Complaint Regarding Trash Pickup. Homeowner on Ocotillo Court sent a letter of complaint to Royal Disposal with a copy to the Board. There was discussion. Directors Sprague and Ruof will follow-up.

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

Newsletter. The Board discussed who would do a fall newsletter.

Old Business

20286 Northmoor Drive. There are goats being kept on the property. Director Smith talked to the homeowner regarding containment on the property and reported that the goats are being teathered when out of their pen. No action is necessary.

20064 Cactus Drive. Invoice sent.

Board Communication Systems with Homeowners. Need training in MailChimp email system and reverse 911.

Committee Reports:

Neighborhood Committee. – The picnic is scheduled for September 23. Director Tams reported that the picnic plans are all set and she is ready. She would be happy to have help. Director Smith will help set up, Terry Showwalter, who has done the cooking in the past, will cook.

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

Governing Document Committee. The Committee continues to meet. Deb Coulson sent out drafts of the HOA documents. The Board discussed having a meeting as soon as possible, for the purpose of reviewing and discussing the governing document drafts.

Governing Documents - Northmoor Insurance. Director Smith volunteered to help look over our insurance policies. There is a new insurance requirement suggested by the attorney, it may already be in our D&O policy but need to review. President Ruof sent electronic copies of our current insurance policies to Director Smith and other Board members for review.

Property Maintenance:

Additional property issues. Discussed spraying the trees. President Ruof will call Lawn Doctor. Discussed the Emerald Ash borer. Tree trimming in picnic area was completed the weekend of 9/16/17.

New Members report.

20957 Northmoor Drive. For sale.

20336 Northmoor Drive. For sale.

20816 Northmoor Drive. New owner. Still need to get email/contact info for database.

5077 Brittlebush Court. New listing for sale. Secretary Hersch will send a realtor letter/status letter when needed.

Recommendation to review monthly/yearly calendar at Board meetings.

Adjourned at 8:46 p.m.

Next meeting October 19, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary