

Northmoor Acres Homeowners Association
Board of Directors Meeting
December 12, 2017

The Meeting was held at home of Director Tams.

Board Members Present: Directors Hersch (attended by phone), Gardner, Overlin, Rieke, Ruof, Tams, Sprague

Board Members Absent: MacFarlane

Meeting came to order at 6:01 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 end November Board financial report has not yet been received from the CPA – tabled.

We received two royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month for \$15,409.55 (11-23-17) and \$560.01 (11-30-17)

We received a check for \$40 for the transfer fee for the sale of 5113 Saguaro Court.

Taxes. We received a 6 month extension and have been making quarterly estimated tax payments. The CPA is working on the taxes. After taxes are finished and Board financial reports reconciled, will review any changes in financial reports. May need to adjust quarterly payments going forward.

2 CDs. There are 2 CD's that were renewed 11/28/17, they will mature 5/28/19, for \$50,386.34 each. Interest rate increased slightly. There was a discussion of current finances and possibly buying another CD in the future. Tabled.

Bills:

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

IRS Estimated quarterly payment	Taxes	\$12,700.00
CO Dept Revenue Estimated quarterly payment	Taxes	\$2,100.00
TOTAL		\$14,930.00

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

Secretary's Report. November secretary's report is tabled – secretary is ill.
Discussion – consider sending a realtor letter to realtor for 20287 Northmoor Drive.

President/Vice President's Report. President Ruof reported on status of letters/invoices/routine business. Details follow below.
20064 Cactus Drive. Invoice sent with 5th late fee.
Received and filled out online Agricultural Survey form on 11/9/17
Obtaining documents and computer from prior webmaster.

Old Business Covenant Enforcement:

Discussed several items on watch list – no current action needed.

Old Business Other:

20064 Cactus Drive. Invoice for December sent with 5th late fee.

Chimp Mail Training. Need to do.

New Business:

5411 Sage Court. Shipping container. It was moved, seconded and motion carried to approve sending the draft letter to the homeowner.

Contract with Berthoud. It was moved, seconded and motion carried to authorize President Ruof to sign the contract with Berthoud for the monthly Board meetings up to \$200. Discussion of how to handle notification of Board meeting place/date/time changes, using our website.

Offer From Wolf Resources. Wolf sent an offer to purchase our mineral rights. There was discussion. No action required.

Insurance letter. A generic letter was received from Travelers announcing a limitation when two or more policies apply to the same injury/damage or loss. Discussion of other insurance issues.

Hindman-Sanchez contract. Need to discuss with chair of Documents Committee before signing.

Annual meeting. Discussed both Johnstown and Berthoud sites. It was moved, seconded and motion carried to approve confirming the contract to use the Johnstown Community Building on March 10, 2018.

Executive Session to Discuss Legal Advice Concerning Communication from homeowner at 20204 Cactus Drive. The Board went into executive session. The Board came out of executive session. It was moved, seconded and motion carried to authorize President Ruof to mail the updated letter including dates to the homeowner.

Committee Reports:

Architectural Control: The ACC report was passed out. It was moved, seconded and motion carried to accept the report.

New Members report.

5113 Saguaro Court. Sold
20336 Northmoor Drive. For sale.
20287 Northmoor Drive. For sale.
5077 Brittlebush Court. For sale, under contract.

The remainder of the committee reports were tabled.

Adjourned at 6:47 p.m.

Next meeting January 18, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof for Ginny Hersch, Secretary