

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

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Overlin, Sprague, Smith (Resigned)

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 October Board report was distributed by email. It was moved, seconded and motion carried to approve the Board report.

We received a royalty check from Kerr McGee on Northmoor's oil and gas lease for this month for \$18,153.37.

We received a check for \$40 for the transfer fee for the sale of 20957 Northmoor Drive.

Taxes. We requested an extension and have been making estimated tax payments. The CPA is working on the taxes.

2 CDs. There are 2 CD's that are maturing. They are for \$50,000 each. Treasurer Rieke will get the best rate possible.

Bills:

Barry Zaiger, CPA	CPA	\$80.00
Radical Designs Monthly website maintenance	Web Page	\$50.00
Bruce Fickel	Professional Fees – Legal General	\$109.00
TOTAL		\$239.00

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

Secretary's Report. Corrected minutes of the August meeting were sent by email to the Board for review. Language for status letters were included in the minutes. It was moved, seconded and motion carried to approve the corrected August minutes.

Corrected minutes of the September meeting were sent by email to the Board for review. The taxes were not paid until after the meeting as reported in the minutes. This was changed. It was moved, seconded and motion carried to approve the corrected September minutes. The August and September minutes will be posted.

The minutes of the October meeting were sent by email to the Board for review. It was moved, seconded and motion carried to approve the October minutes.

5113 Saguaro Court. A closing status letter was sent to the title company with copy to the current owner.

5077 Brittlebush Court. A status letter was sent to the title company with copy to the current owner.

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

5117 Brittlebush Drive Storage Pod.

5071 Yucca Court Storage Pod.

20287 Northmoor Drive. Barking dog.

20064 Cactus Drive. Invoice sent.

20487 Northmoor Drive. House renovation progress.

Copied and mailed newsletters.

Obtaining documents and computer from prior webmaster.

Old Business Covenant Enforcement:

5117 Brittlebush. The President sent a letter acknowledging removal of shipping container. It was moved, seconded and motion carried to ratify the letter which had been approved by email. The matter is resolved.

5071 Yucca Court. The President sent a letter. It was moved, seconded and motion carried to ratify the letter which was approved by email. The homeowner appeared at the October meeting. Granted 3 months to remove container.

20287 Northmoor Drive. There are 2 unapproved structures on the property. A letter was sent. It was moved, seconded and motion carried to ratify the letter which was approved by email. A response was received by the ACC indicating that the structures would be removed and the property is for sale. The Board will continue to monitor the situation.

20287 Northmoor Drive. There was a complaint regarding the dogs barking. President Ruof drafted a letter. It was approved by email and it was moved, seconded and motion carried to ratify the letter. A response was received. The Board will continue to monitor the situation.

20204 Cactus Drive. Judgements. A letter was sent acknowledging the homeowner letter. It was moved, seconded and motion carried to ratify the letter which was approved by email.

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

Old Business Other:

20064 Cactus Drive. Invoice for November sent.

5348 Ocotillo Court. Oversized Houses Numbers. Director MacFarlane talked to the homeowner regarding the oversized house numbers recently installed. The Board discussed the matter and it was moved, seconded and motion carried to wait for a month to see if the matter gets resolved.

20487 Northmoor Drive. A letter was sent acknowledging progress. It was moved, seconded and motion carried to ratify the letter which was approved by email.

Chimp Mail Training. Need to do.

New Business:

Resignation of Director Smith. It was moved, seconded and motion carried to accept the resignation of Director Smith.

Hindman Sanchez Contract. The Board discussed renewal of the Hindman Sanchez contract.

Offer From Patriot. Patriot Reserves sent an offer to purchase our mineral rights. There was discussion. The Board will take no action at this time.

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

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 contact Attorney Fickel to send a response to the homeowner's recent email to the Board concerning settlement of the judgments.

5411 Northmoor Drive. Storage Container Moved onto Property. The container is on a trailer. There was discussion. The Board agreed to hold off sending a letter for a month.

Committee Reports:

Neighborhood Committee. Discussion of the picnic date, consideration of moving it a little earlier next year so is warmer.

Architectural Control: There were no plans submitted so there was no meeting.

Governing Document Committee. The Committee continues to meet and drafts of the HOA documents have gone out to the Board. The Board and committee met November 6 for the purpose of reviewing and discussing the 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.

Additional Meeting for Board Discussion of Governing Document Drafts. The Board and committee will meet at the Tam's house November 20.

Property Maintenance:

A tree fell in the greenbelt. Director Gardner and Sprague cut it into pieces.

Discussed spraying the trees. President Ruof called Lawn Doctor about spraying but they have not returned the call.

Director Gardner may water the trees if it stays dry. Discussed putting water in the pond.

New Members report.

20957 Northmoor Drive. Sold.

20336 Northmoor Drive. For sale.

20816 Northmoor Drive. Sold.

5077 Brittlebush Court. For sale.

Mineral Rights Discussion. There are 11 lot owners that own their own mineral rights. There was discussion. Prior legal input was reviewed.

Adjourned at 9:08 p.m.

Next meeting December 21, 2017.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary