

Northmoor Acres Homeowners Association
Board of Directors Meeting
April 19, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: none

Special Guest: New neighbor/homeowner at 20164 Cactus Drive attended the meeting.

Meeting came to order at 7:10 p.m.

Meeting chaired by Board President Ruof

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

Treasurer's Report:

Financial Report: The Board report for March was distributed by email. Board members reviewed and discussed the report and it was moved, seconded and motion carried to approve the report.

Income: Kerr-McGee. We received 2 royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month for \$12,003.21 (3-23-18) and \$494.35 (3-30-18).

Income: Fidelity Title. Transfer Fee and Status Letter fee in the amount of \$40.00 for sale of 20164 Cactus Drive property.

Income: Rental of Supply Water Shares for 2018 Season. Harvey Yoakum of Meadow Green Farm rented our Supply water shares for \$850.

CD Maturing. There is a cd in the amount of \$50,000 that is maturing on 5/26/18. The Board discussed and decided to allow the cd to roll over..

Purchase of additional cds. The Treasurer recommended purchasing 2 cds with the oil and gas money on hand. There was discussion. It was moved, seconded and motion carried to authorize the Treasurer to purchase 2 new \$50,000 cds. The Treasurer will get the best rate and duration combination possible.

Outstanding Check. Homeowner at 20857 Northmoor Drive cashed outstanding check # 3029 for \$33.65 dated 9/21/2017. The Treasurer reported that there are no outstanding checks.

Savings Account. Need to Re-lock the rate on the Business Flex Savings account. Treasurer Rieke will handle.

Assessment Invoices for 2018. The Board discussed sending invoices and agreed that we would continue our practice of sending invoices every year reflecting amount due for assessments and payment of the assessments and trash for each lot by revenue from the oil and gas lease.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design Monthly maintenance	Web Page	\$50.00
Susy Ruof Room rental	Annual meeting	\$60.00
**Royal Disposal	Trash	\$3,540.00
Bunyan Lateral Ditch Co.	Ditch Fees	\$324.00
TOTAL		\$4,054.00

** Previously Approved.

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

Secretary's Report.

February and March Minutes. The minutes of the February and March, 2018 meetings will be sent by email to the Board for review. President Ruof and Director Hersch will work on the annual meeting minutes and get a draft sent out to the Board as well. Once approved, the minutes will be finalized and posted.

The Secretary drafted and sent:

Closing Status letter re 20164 Cactus Drive.

Closing Status letter re 20287 Northmoor Drive.

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

Drafted letters, emails and invoices.

20064 Cactus Drive – invoice with 9th late fee and added \$50.00 fine for repeat violation (ltr 2/15/18). Starting May 1, a late fee will start for the \$50 for the repeat violation.

Acknowledgement letter mailed to homeowner at 5071 Yucca Court about removal of shipping container.

Letter April 7, 2018 to homeowner at 20204 Cactus Drive mailed after Board approved by email.

Inquiry mail sent to Hindman Sanchez about contract – no response received yet.

Working on obtaining prior documents/computer from prior webmaster. Also keeping track of expiration date for prior Northmoor domain name (northmooracres.org). Expiration date is April 29, 2019.

Ditch proxy emailed to Bunyan Lateral for meeting March 24, 2018;
Ditch proxy sent via US mail to Farmers Extension for meeting March 24, 2018;

Ditch proxy sent via US mail to Ish for meeting March 24, 2018.

“How to” for the annual meeting process – Director Tams presented a draft for Board review and input. President Ruof is working on President’s processes.

Met with Farmer’s Insurance twice re new list of insurance requirements (pointed out by attorney from Hindman Sanchez due to Colorado law), discussed same with Traveler’s Insurance.

Old Business Covenant Enforcement:

20336 Northmoor Drive. Board requested update re fence. President Ruof will consult with ACC.

20487 Northmoor Drive. Renovation has again stalled and temporary t-post fence is still up. The Board discussed. President Ruof will review past emails and check in with ACC Secretary Stroud.

Old Business Other:

20064 Cactus Drive Invoice for 9th late fee sent. Added an additional \$50 for repeat violation (ltr 2/15/18).

Chimp Mail Training. President Ruof and Director MacFarlane have been trained on the system.

Reverse 911 System. Training needed. President Ruof, Director MacFarlane and Director Sprague will work with Cindy Eldenburg.

Hindman Sanchez Invoice and Status of Document Review. Discussion regarding the status of the governing document rewrite. President Ruof will contact GD Chairperson Deb Coulson.

20204 Cactus Drive. It was moved, seconded and motion carried to ratify previous Board email action approving the letter mailed April 7, 2018.

Notebook of Board Duties/Resources prepared by Prior Director Coulson. The handout was distributed to Board members who were absent at March meeting.

New Business:

Selection of Officers.

It was moved, seconded and motion carried to re-elect the current officers to their current positions. Susy Ruof will continue as President, Robert Sprague will continue as Vice President, Shawn Rieke will continue as Treasurer and Ginny Hersch will continue as Secretary.

Anadarko Meeting. Director MacFarlane met with personel from Anadarko at their office. They exchanged information about the progress of mineral development in our area and efforts to minimize the impact on Northmoor. The meeting was very informative.

Newsletter. The Board discussed the newsletter which had been distributed by email and minor edits were suggested. There were requests for the oil and gas power point presentation. Director MacFarlane will review and make sure that it should be sent out. It can be attached to the newsletter.

Insurance. Discussion regarding royalty disclosure to Travelers. President Ruof talked to agent. Board discussed auto rider and fidelity bond. President Ruof also talked to Farmer's Insruance agent to discuss insurance.

Garage Sale. Suggested a June 30th date.

Covenant Issues:

ACC Review of Large House Letters. Received feedback from ACC about large house numbers. Not an ACC issue. No action at this time.

Pile of Branches at the south end of Cactus Drive. The Board discussed.

Committee Reports:

Neighborhood Committee. No report. Paul Tams and Cindy and Dave Eldenburg signed up to be on the committee at the annual meeting.

Architectural Control: The ACC report for April was distributed and discussed. It was moved, seconded and motion carried to accept the ACC report.

Property Maintenance: Director Gardner reported. Director Overlin will get prices from her wholesale company on trees. She will arrange delivery. This will be done in May.

Clean up weekend. Will be held on May 12th with backup of May 19th. Director Gardner has everything scheduled and the tasks listed. Ditches will be burned, he will rent equipment for planting and he plans to work on ditch property along County Road 42.

Director Gardner plans to schedule mowing in the next week or 2. He plans to schedule spraying for bark beetle.

Governing Documents:

Insurance issue raised – General Liability and D&O policies sent out to all Board members, Farmers also had feedback. Are also getting feedback from Travelers.

Refer issue of the need for “use at your own risk” signs for greenbelt to GD attorney – additional question.

ACC committee suggested some edits.

Attorney reported she has finished her work but we have not received anything yet.

New Members report.

20336 Northmoor Drive – Still for sale with new realtor.

20287 Northmoor Drive – Closing scheduled.

20164 Cactus Drive – Sold.

Adjourned at 9:25 p.m.

Next meeting May 17, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary