

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
May 17, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Sprague

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 April, 2018 was distributed by email. Board members reviewed and discussed the report. Board discussed reapproval of all prior corrected reports from July 2017 since all prior changes are incorporated, Taxes were finalized and payment/refund from Travelers & ditch were corrected. The April report incorporates all corrections and reflects the current financial status. It was moved, seconded and motion carried to approve the April 2018 Financial Report.

**Income: Kerr-McGee.** We received a royalty check from Kerr McGee on Northmoor's oil and gas lease for \$10,284.71 (04-25-2018).

**Income: Fidelity Title.** Transfer Fee and Status Letter fee in the amount of \$40.00 for sale of 20287 Northmoor Drive property.

**Taxes.** After our taxes for last year were finished, the quarterly estimated tax payments going forward were adjusted to \$2,300 to the IRS and \$210.00 by check to the State of Colorado. Quarterly payment was paid 3/15/18, Colorado check mailed and EFTPS sent with settlement date of 3/15/2018. Estimated taxes next due on 6/15/2018. Treasurer is preapproved to pay taxes when due.

**CDs.** Two new CDs for \$50,000 each were bought, 18 month CDs, rate .75%, maturity date 10/20/2019. New signature cards for each were signed and sent to bank. CD for \$50,000 maturing 5/26/18 will auto roll over.

**Savings Account.** Business Flexible Savings rate was relocked effective 4/20/2018 at .25% annual percentage yield for 12 months. Next relock date is 4/20/2019.

Assessment Invoices for 2018. It was moved, seconded and motion carried to again mail annual dues invoices this year in June 2018 as a notification of what the assessments would have been if the oil and gas money wasn't paying for them. No money due.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design Monthly maintenance	Web Page	\$50.00
Susy Ruof CAI annual dues	Education	\$135.00
Karen Overlin Purchase of new greenbelt trees	Property Maintenance	\$1,950.00
Kim Gardner Reimburse for clean up day supplies	Property Maintenance	487.04
TOTAL		\$2,702.04

**Secretary's Report.**

February, March and April Minutes. The minutes of the February, March and April Board meetings were sent by email to the Board for review. It was moved, seconded and motion carried that the Board approves the February, March, and April meeting minutes unless directors submit changes or corrections to President Ruof by May 25.

**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 10th late fee and added \$50.00 fine for repeat violation (ltr 2/15/18). Starting May 1, a late fee started for the \$50 for the repeat violation.

5411 Sage Court – violation letter mailed.

Email response received 4/27/18 from homeowner at 20204 Cactus to Board letter of April 7, 2018.

**Old Business Covenant Enforcement:**

Nothing pending.

**Old Business Other:**

20064 Cactus Drive. Invoice for 10<sup>th</sup> late fee sent. Added an additional \$5 for late fee. Going forward the late fee will be \$10/month due to repeat violation. (Ltr 2/15/18).

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

Historic HOA Records. Follow up with Mike Martin on old property records.

Executive Session: It was moved, seconded and motion carried to go into executive session to discuss collection issue with homeowner at 20204 Cactus. The Board came out of executive session.

### **New Business:**

#### New Covenant Issues:

5411 Sage Court. A letter was drafted regarding the horse being kept in an unapproved structure. The letter was mailed after approved by email. A motion was made to reapprove the letter, seconded and motion carried. There was discussion regarding a follow-up plan.

20487 Northmoor Drive. President Ruof and ACC Secretary Stroud discussed the status of the renovations. ACC Secretary Stroud met with homeowner and toured the inside. The interior renovatation has progressed. The exterior has not progressed very fast. The Board discussed the temporary emergency t-post fence. President Ruof will consult with ACC Secretary Stroud to determine who should write a letter.

20336 Northmoor. Discussed the status of the fence and if a letter should be sent. The Board decided to give it more time.

#### Other Issues.

Bridge Repair Update. Discussion regarding the status of the bridge repair on WCR 44.

Email from resident on Yucca Court. The Board discussed the email and decided no further action was necessary.

Traveler's Insurance. Discussion about Northmoor insurance especially auto rider and fidelity bond.

### **Committee Reports:**

Neighborhood Committee. No report. Paul Tams and Cindy and Dave Eldenburg signed up to be on the committee at the annual meeting. Discussion of the garage sale. Possible date of June 30. Discussion of who can organize. Paul and Valerie Tams will be out of town. Director Tams said she would put the ads in. Director MacFarlane has the signs and will put them up a week ahead.

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

Governing Documents:

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

Property Maintenance:

Clean up weekend. Was held on May 12<sup>th</sup>. It was a great success, 11 trees were planted and lots of work was done.

New Members report.

20336 Northmoor Drive – Still for sale with new realtor.

20287 Northmoor Drive – Sold on April 24.

Adjourned at 8:19 p.m.

Next meeting June 21, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary