

Northmoor Acres Homeowners Association
Board of Directors Meeting
August 16, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: None.

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

Meeting chaired by Board President Ruof

Acknowledgement of Special Guest. Homeowner at 20164 Cactus Drive attended the meeting

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

Treasurer's Report:

Discussion of bank fees.

Financial Reports:

June Financial Report. The Board report for June, 2018 was distributed last month. There was a question regarding the report which was answered by the Treasurer. The report is for the end of our fiscal year. It was moved, seconded and motion carried to approve the June, 2018 Financial Report.

July Financial Report. The Board report for July, 2018 was distributed by email. It was moved, seconded and motion carried to approve the July financial report.

Income:

Kerr-McGee. We received royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month for \$8,197.33 (07-25-2018) and \$368.69 (07/31/2018).

Water Rental by Podtburg Dairy. Payment for the rental of our Ish water shares for the year: received from Podtburg Dairy of \$1,540. Discussion of the rental rate.

Taxes. Treasurer is preapproved to pay taxes when due.

Bills for the month

Barry Zaiger, CPA	CPA	\$80.00
Radical Designs	Web Page	\$50.00
Susy Ruof	postage	\$20.00
Kim Gardner Property maintenance	Water for grass/park area- \$48.00 16169 gal @ .00298/gal. Trash - \$6.00 Top soil greenbelt and park - \$23.76 Drip parts Lowes - \$4.19 Water line park area - \$63.68 Water line tree area - \$177.77	\$323.40
Arbor Tree Care	Tree spraying \$300 plus new trees - \$70.00 (5x\$14)	\$370.00
Mitch Cheek	Water for trees 290046 gal @ .00298/gal	\$86.00
Joanne Stroud	Office – computer software yearly fee	\$69.99
TOTAL		\$999.39

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

Secretary's Report.

Approval of February, March, April and May Minutes: The minutes of the February, 2018, March, 2018, April, 2018 and May, 2018 were previously sent by email to the Board for review. It was moved, seconded and motion carried that the Board approves the February, March, April and May meeting minutes and they can be posted. There was no June meeting. July Minutes will be sent by email to the Board for approval.

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

20064 Cactus Drive – August invoice mailed.

5411 Sage Court – violation letter horse panels mailed 8/10.

5411 Sage Court – violation letter container mailed 8/10.

20204 Cactus Drive – letter mailed 8/10.

20336 Northmoor Drive – letter mailed 8/6.

20966 Northmoor Drive – letter mailed to both owners 8/6.

20204 Cactus Drive – Board members spent 4 days gathering information for court appearance.

Motion to go into Executive Session (Discuss revival of judgments). Motion carried, Executive Session. Session concluded. Motion to end Executive Session. Motion carried.

President picked up computer from Jim Russo, the previous webmaster.

Old Business Covenant Enforcement:

5411 Sage Court. A second violation letter with notice of hearing was sent regarding the unapproved horse panels placed on the property. The letter was approved by email and mailed 8/10. It was moved, seconded and motion carried to re-approve the letter.

5411 Sage Court. A second violation letter with notice of hearing regarding the unapproved shipping container on the property was mailed 8/10. It was moved, seconded and motion carried to re-approve the letter.

20336 Northmoor Drive. Board had requested update from ACC regarding the status of the unapproved fencing. A follow up letter was approved at the July meeting and mailed. Homeowner has now moved.

20966 Northmoor Drive. A letter describing the unsanitary and unsightly condition of the property was approved by email. The letter was mailed to both homeowners 8/6. It was moved, seconded and motion carried to re-approve the letter. There was discussion of the property conditions and the trailer on the property possibly being used as a residence. It has been reported that there are many cats living in the camping trailer on the property and also a dog. The animals are wandering off the property. There was discussion about this being an Animal Control issue.

Old Business Other:

20064 Cactus Drive. An invoice was mailed with 13th late fee. Going forward, the late fee will be \$10 per month for 2 violations.

New Business:

New Covenant Issues: Nothing new.

Other Issues.

RHS Track Team. There are two practice runs scheduled for August 28th and September 19th in the afternoon.

Newsletter. A newsletter was sent to all owners.

Night Out America. Director Rieke brought up Night Out America or National Night Out and there was discussion. The Board will add it to the calendar to address next year. We should talk about it in January.

Recycling. Director Rieke asked if there was any interest in doing a group recycling effort. There was discussion.

Anadarko – Staking Along the County Road. Director McFarlane reported that he has contacted Anadarko regarding the survey stakes along County Road 11. Anadarko is staking the west side of the road. Anadarko will continue their pipeline along the road. There are stakes on the east side but that only marks the electric line.

Committee Reports.

Neighborhood Committee. Director Tams and Paul Tams have organized the picnic and are ready. The Board discussed additional items that are needed. President Ruof mentioned that Cindy and Dave Eldenburg would like to be on the committee. Discussed other events.

Architectural Control: The minutes of the August meeting will be distributed at the next meeting.

Governing Documents:

Deb Coulson has been unavailable due to a death in her family. She will be working on this matter. The attorney has responded with feed back.

Property Maintenance.

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

Supply Water: Harvey Yoakkum has agreed to rent the Supply water for our cost of \$850, check has been received. President Ruof notified Angie Swanson of Supply Ditch Company that our shares had been rented.

Ish Water: Greg Podtburg rented the Ish water.

Work Day: There is an additional work day scheduled for the morning Saturday August 18.

New Members report.

20648 Cholla Court. There are new owners but we don't have information yet.

Adjourned at 8:36 p.m.

Next meeting September 20, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary