

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
December 20, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Hersch, MacFarlane

Meeting came to order at 7:07 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 as amended.

**Treasurer's Report:**

Financial Reports:

Taxes FY 2017-2018. Deb got questions answered from CPA concerning taxes. Board requested that the questions and answers received be given to Board and also filed. Revised CPA cover letter to taxes handed out to Board. It was moved, seconded and motion carried to approve asking the CPA to go ahead and file the 2017-2018 taxes.

November Financial Report. The Board report for October was tabled last month. The CPA is working to determine how the judgment payoff money is best to be allocated for tax purposes; several of the Board members will work with him. It was moved, seconded and motion carried to also table the November financial report.

Contract for Berthoud Community Center with Berthoud Fire Protection District. President Ruof reserved the Aspen Meeting room again for this coming year, cost is the same as last year - \$175/year.

Income:

Kerr-McGee. We received royalty auto deposit from Kerr McGee on Northmoor's oil and gas lease for this month for \$7,031.21 (11-26-2018). Going forward, the check additional detail will be sent to the Board each month.

Bills for the month

Barry Zaiger, CPA	CPA	\$80.00
Radical Design	Web page	\$50.00

Monthly Maintenance		
Radical Design Domain name renewal & annual basic hosting	Web page	\$125.00
Colorado Depart Revenue Est quarterly state	Taxes	\$1100.00*
Internal Revenue Service Est quarterly federal	Taxes	\$4300.00*
Mitch Cheek Water	Property Maintenance	\$15.75
Susy Ruof Water	Property Maintenance	\$5.70
Berthoud Fire Protect Dist Mting room rental	Professional Fees HOA business	\$175.00
Joanne Stroud	ACC	\$90.00
TOTAL		\$5,941.46

\*already paid mid December – treasurer is preapproved to pay taxes when due.

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

**Secretary's Report.**

Minutes: Tabled approval of past Minutes, secretary is out of town. The minutes will be distributed by email for approval.

The Secretary has been working with the President on settlement of the judgments and the final paperwork to file with the court.

**Presidents/Vice Presidents Report.**

Letters/invoices mailed/received:

- 20064 Cactus Drive – December invoice mailed
- 5411 Sage Court – December invoice mailed
- 5411 Sage Court – letter Nov 15 mailed
- 5036 Brittlebush Court – letter Nov 15 mailed
- 20966 Northmoor Drive – letter Nov 15 mailed
- 20164 Cactus Drive – letter Nov 15 mailed
- 5291 Mesquite Court – letter Nov 15 mailed

20204 Cactus Drive judgments: At direction of the Board in November, President Ruof signed the three satisfactions of judgments and they were stamped by the court same day – Nov 27, 2018. They were mailed to the homeowner for her to then

complete her part of the paperwork. Copies of letter to homeowner, signed satisfactions of judgment, and transmittal letter from attorney to Board with satisfaction originals were distributed to the Board.

### **Old Business Covenant Enforcement.**

5036 Brittlebush Court - sign & fence. The sign was removed.

5291 Mesquite Court - unapproved structure. Homeowner sent plan to ACC, plan was approved.

5411 Sage Court - unapproved structure. A second violation letter with notice of hearing sent 8/10/2018 regarding the unapproved structure (fence panels containing livestock not within approved perimeter livestock fencing) on the property. No response was received by the 9/15/2018 hearing request deadline. On 9/27/2018 Board approved a Notice of Determination Regarding Violation and a fine of \$25 was imposed. The structure remains on the property. It was moved, seconded and motion carried to approve a Notice of Determination Regarding Violation for the unapproved horse panels and approving the imposition of an additional fine of \$50 on Nov 15. It was moved, seconded and motion carried to approve the draft letter and the next Determination of Violation with fine of \$100.00.

20966 Northmoor Drive – condition of property. Several letters have been sent (8-10-18 and 11-15-18). Weld County has also been involved. Occupied trailer and most of wood on east side of house now removed. However, condition of house/fencing still needs to be addressed when weather allows. The next letter will be drafted for Board approval.

### **Old Business Other:**

Loose Dog Complaint. A complaint was received by the Board last month concerning numerous loose dogs in the subdivision. The Board decided last month that President Ruof should work with the homeowner to identify the dog owners if possible and prepare a draft letter to go out to membership. The draft letter was sent to Board members. It was moved, seconded and motion carried to approve the edited/final letter to homeowners and send it out to homeowners.

Holiday Gathering. Director Tams held a holiday Board gathering at her house on December 1. “Meeting” was called to order, then adjourned as no business was pending.

**New Business Covenant Enforcement:**

Several properties were discussed and Board was requested to do additional observations; no action was proposed at this time. There was a report of an unlicensed go-cart that drives too fast on west side.

**New Business Other:**

Annual Meeting. It was moved, seconded and motion carried to approve March 9, 2019 for the annual meeting date.

**Committee Reports:**

ACC Report. There was a discussion of writing a thank you to new homeowner at 20336 Northmoor Drive for agreeing to fix the outstanding property issues from prior owner. There was a request for clarification of the email sent to homeowner at 20679 Cholla Court by the ACC . Also discussion of property changes at 5378 Ocotillo Court. The Board accepted the ACC report.

Property Maintenance: There was discussion of possible break in water line in the greenbelt.

It was moved, seconded and motion carried to adjourn

Adjourned at 8:15 p.m.

Next meeting January 17, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President, for Ginny Hersch, Secretary