

Northmoor Acres Homeowners Association
Board of Directors Meeting
February 21, 2019

The Meeting was held at Berthoud Community Center

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

Board Members Absent: MacFarlane, Hersch

Meeting came to order at 7:05 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:

Board Financial Reports:

January Financial Report. The Board financial report for end of January, 2019 was reviewed. It was moved, seconded and motion carried to approve the report except for how the judgment payoff is to be accounted for. The CPA is still investigating.

Taxes for FY 2017 – 2018. The Board had approved filing of these taxes at the December meeting. They were filed the end of January (delayed due to the government shutdown). President Ruof needs to pick up the hard copy. Estimated payments for FY 2018-2019 remain the same. The CPA continues to work with Deb Coulson to determine how the judgment payoff money is best to be allocated for tax purposes for the current fiscal year.

Income:

Kerr-McGee. We received a royalty check from Kerr McGee for Northmoor's oil and gas lease for this month of \$6,917.38 (1/17/19 by auto-deposit).

Discussion of Insurance Policies. The general liability policy payment is due in March. The directors and officers policy premium was paid last July and will be due again this July. Director Gardner has been investigating, and was told we could obtain a local agent without changing our policy. He also investigated other policies. The Board wants to interview prospective agents before deciding.

Bills for the month.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design Monthly Maintenance	Web page	\$50.00
Susy Ruof	Stamps	\$66.00
Bruce Fickel	Litigation expense	\$37.50
Traveler's Insurance General liability	Insurance	\$754.00
Joanne Stroud	Postage Other	\$7.40
TOTAL		\$994.90

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

Secretary's Report.

The past months minutes were distributed by email for approval (July, August, September, October). The Board requested additional time to look at the minutes, minutes are approved unless edits/corrections are received by March 4.

President/Vice President's Report.

President Ruof drafted letters/emails, letters/invoices mailed and reviewed correspondence received:

20064 Cactus Drive. February invoice mailed

5411 Sage Court. January invoice mailed

President Ruof emailed Town of Berthoud 1-16-19 to request that sign at intersection of WCR 44 and WCR 11 be repaired. It was replaced within a few days, President Ruof sent a thank you.

Old Business

Covenant Issues:

5411 Sage Court. Ongoing issue concerning unapproved structure/fence panels. A Second Violation Letter with Notice of Hearing was mailed on 8/10/18. The response deadline was 9/15/18 to request hearing, no request received, panels & horse still there. On 9/27/18 the Board approved Notice of Determination Regarding Violation, including fine of \$25.00 which was mailed, also mailed 1st invoice. A motion was made, seconded and approved for additional Determination with additional fine of \$50 on 11/15. Approved next Determination of Violation on 12/20/18 adding \$100 fine, letter and invoice sent to both son (US mail) and owner father (email on 1/7/19). A perimeter fence plan was sent/forwarded to ACC, was discussed at January ACC meeting and approved. The Board discussed and agreed that, going forward, the fines should continue to accrue at \$100/month starting March 1, but agreed to waive these additional fines if the fence was completed by

July 1. Homeowner will still owe the prior fines, as approved at the January Board meeting. A draft letter was reviewed by the Board, it was moved, seconded and motion carried to approve sending the letter as edited.

20966 Northmoor Drive. Ongoing issue concerning condition of property. The occupied trailer is gone, and most of the wood has been cleaned up. The Board will follow up with both owners . There was discussion about next steps.

5036 Brittlebush. Sign on fence and t-post fencing. President Ruof drafted a letter which was approved at the November Board meeting. The letter was mailed. Homeowner has removed sign but we do not have confirmation regarding the T-post fencing.

Loose Dogs. President Ruof received an email from a homeowner complaining about numerous loose dogs on west side of subdivision. The Board discussed and directed President Ruof to send a letter which had been approved at the December meeting to all homeowners about keeping their dogs on their property. The letter was sent to all residents on 1/3/19. Animal control has been driving through the subdivision.

Other issues. None

New Business

Covenant Issues: The ACC requested that several homeowner letters be sent from the Board concerning use of T-posts. It was moved, seconded and motion carried for Board to write those letters.

Other issues:

Annual Meeting. The Board is continuing to plan for the annual meeting. Financial charts were passed out to be reviewed by the Board. There is an additional meeting to finalize plans on March 5. That meeting will be posted on our website home page calendar.

Committee Reports.

ACC Report. The ACC Report for February was distributed. It was moved, seconded and motion carried to accept the report.

Neighborhood Committee. No report.

Governing Documents: Attorney feedback has been received and the Board will be working on this matter.

Property Maintenance: Supply Irrigating Ditch Company – Harvey Yoakum has called and requested to lease our Supply shares again for this coming year. There was discussion, Board agreed to table until March 5. Date of work day is set for May 18, may plan for hot dogs afterwards.

It was moved, seconded and motion carried to adjourn
Adjourned at 8:26 p.m.

Next meeting March 5, 2019 at Director Tams house.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President for Ginny Hersch, Secretary