

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
January 17, 2019

The Meeting was held at Berthoud Community Center

Board Members Present: Directors Gardner, Hersch, Rieke, Ruof and Tams

Board Members Absent: MacFarlane, Overlin and Sprague,

Meeting came to order at 7:04 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:**

**December Financial Report.** The Board report for December, 2018 was reviewed. Discussion of taxes for the previous fiscal year (2017 – 2018). The Board had approved filing of these taxes at the December meeting, and requested a list of the questions to the CPA and answers – list was handed out to Board at this meeting. The CPA is working with Deb Coulson to determine how the judgment payoff money is best to be allocated for tax purposes for the current fiscal year.

It was moved, seconded and motion carried to approve October, November and December financial Board reports except for how to account for the funds received for payoffs of judgments. That is not yet resolved (will affect taxes due in September 2019).

**Income:**

**Kerr-McGee.** We received a royalty check from Kerr McGee for Northmoor's oil and gas lease for this month of \$7,478.31 (12/26/18 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. There was discussion about insurance options and finding a local agent. Director Gardner will follow up.

**Annual Meeting Room Rental.** President Ruof paid a \$300 deposit from her personal account for the Town of Johnstown for the rental of the meeting room for the annual meeting March 9. She will submit a bill after the meeting.

Bills for the month.

Barry Zaiger, CPA	CPA	\$80.00
Barry Zaiger, CPA	Tax Preparation (2017)	\$435.00
Radical Design Monthly Maintenance	Web page	\$50.00
TOTAL		\$565.00

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

**Secretary's Report.**

The past months minutes will be distributed for approval.

**President/Vice President's Report.**

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

20064 Cactus Drive. January invoice mailed

5411 Sage Court. January invoice mailed

5411 Sage Court – letter 11/15/2018 mailed to home address. Discussed the matter with the father (the property owner) on 1/3/19 and resent copies of prior letters and a copy of ACC Policy Procedure.

20204 Cactus Drive. President Ruof worked on satisfactions of judgment.

President Ruof emailed Town of Berthoud 1-16-19 to request that sign at intersection of WCR 44 and WCR 11 be repaired.

**Old Business**

**Covenant Issues:**

5411 Sage Court – Unapproved structure. 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. Fines will continue to accrue. 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 the fines should continue to accrue but agreed to waive the fines if the fence was completed by July 1. A motion was made to this effect and it was moved, seconded and motion carried.

20966 Northmoor Drive – unsightly and unsanitary. Ongoing issue concerning unsightly and unsanitary. A first notification letter mailed to both owners 8/10/18. Weld County had also filed a violation. Significant progress was being made with outside lumber on east side of house. A follow up letter was approved by the Board and sent 11/15/18. There was an occupied trailer on the property which is against Weld County regulations and Northmoor Covenants, which has since been removed as has most of wood on east side of house. Weld County has now closed their case. The Board will follow up with additional items from our letter as necessary. There was discussion about next steps.

20164 Cactus Drive. Structure. President Ruof drafted a letter which was approved at the November Board meeting. The letter was mailed. The ACC is involved and is working with the homeowner.

5291 Mesquite. Structure. President Ruof drafted a letter which was approved at the November Board meeting. The letter was mailed. A plan was submitted to the ACC for review and approved.

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, some of whom have been aggressive. After phone call with President Ruof, homeowner made a list of addresses and descriptions of dogs/behavior. 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. The Board also directed President Ruof to contact animal control to drive through the subdivision.

Other issues.

Board Meetings for 2019. President Ruof called the Town of Berthoud to find about renewal of our contract for our monthly Board meetings. She contacted Berthoud again, we were able to reserve our normal dates, and the cost is same as last year. The Board approved contract at December meeting, both check and paperwork were mailed and have been received.

### **New Business**

Covenant Issues: No new items

Other issues:

New DORA regulations. New requirements for HOAs re sale of properties. The Board discussed the new DORA regulations.

Annual Meeting. The Board discussed the Annual Meeting date and dates for other Events. The annual meeting will be March 9. The Board discussed dates for the spring work day, a possible hot dog lunch for everyone in the Association and/or a summer picnic. The Board reviewed the annual meeting letter. There was a motion to approve letter for annual meeting, seconded and motion carried.

Newsletter. The Board has reviewed the draft newsletter. President Ruof prepared a revised notice regarding the trash. Director Gardner will prepare a paragraph regarding the greenbelt cleanup. It was moved, seconded and motion carried to approve the newsletter.

### **Committee Reports.**

#### ACC Report.

The ACC Report for January was distributed. It was moved, seconded and motion carried to accept the report. The ACC requested that several homeowner letters be sent from the Board, it was moved, seconded and motion carried for Board to write those letters.

#### Neighborhood Committee.

No report.

#### Governing Documents:

Attorney feedback has been received and the Board will be working on this matter

#### Property Maintenance:

Supply Ditch Meeting was held January 11. Director Gardner attended and gave summary of meeting to the Board.

It was moved, seconded and motion carried to adjourn  
Adjourned at 8:54 p.m.

Next meeting February 21, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary