

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
July 19, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Hersch, Sprague, Overlin

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

Meeting chaired by Board President Ruof

**Approval of agenda:** The June meeting was cancelled due to lack of quorum, so both agendas were presented, discussed and voted on in July. The agendas for June and July were reviewed and it was moved, seconded and motion carried to approve both agendas.

**Treasurer's Report:**

**Financial Report:** The Board financial reports for May and June 2018 were distributed by email. Board members reviewed and discussed the reports. It was moved, seconded and motion carried to approve the May 2018 financial report. It was agreed to table the June 2018 financial report - questions re a professional fee and property taxes. Treasurer will follow up CPA and Weld County.

**Income: Kerr-McGee.** We received royalty checks from Kerr McGee on Northmoor's oil and gas lease for \$10,190 (05-25-2018), \$9,092.14 (06-25-2018), and \$891.84 (06-29-18).

**Other Income:** None

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

**CDs.** CD for \$50,000 maturing 5/26/18 was rolled over.

**Assessment Invoices for 2018.** It was moved, seconded and motion carried to re-approve the invoice letter to homeowners as a notification of what the assessments would have been if the oil and gas money wasn't paying for them. No money was due. Letter has been sent to homeowners.

**June Bills:**

|                                                                                              |                                   |              |
|----------------------------------------------------------------------------------------------|-----------------------------------|--------------|
| Barry Zaiger, CPA                                                                            | CPA                               | \$80.00      |
| Radical Design<br>Monthly maintenance                                                        | Web Page                          | \$50.00      |
| Farmer's Extension                                                                           | Ditch                             | \$2,475.00   |
| Ish Reservoir                                                                                | Ditch                             | \$880.00     |
| Traveler's Insurance D&O                                                                     | Insurance                         | \$1,160.00*  |
| Royal Disposal                                                                               | Trash                             | \$3,540.00*  |
| Susy Ruof                                                                                    | Stamps                            | \$20.00      |
| Shawn Rieke                                                                                  | Stamps                            | \$10.00      |
| Ginny Hersch<br>Northmoor corporate report<br>\$10.00<br>Northmoor DORA license -<br>\$20.00 | Professional<br>Fees/HOA Business | \$30.00      |
| Joanne Stroud                                                                                | ACC Secretary                     | \$90.00      |
| Mitch Cheek                                                                                  | Property                          | \$193.29     |
| Northern Colorado Field<br>Mowing Service                                                    | Property                          | \$2,000.00** |
| TOTAL                                                                                        |                                   | \$10,528.29  |

\*date after July 1

\*\*date before July 1

It was moved, seconded and motion carried to re-approve payment of the June bills.

July Bills:

|                                       |                           |          |
|---------------------------------------|---------------------------|----------|
| Barry Zaiger, CPA                     | CPA                       | \$80.00  |
| Radical Design<br>Monthly maintenance | Web Page                  | \$50.00  |
| Kim Gardner                           | Property                  | \$197.81 |
| Mitch Cheek                           | Property                  | \$95.00  |
| Valerie Tams<br>Garage Sale           | Neighborhood<br>Committee | \$90.44  |
| TOTAL                                 |                           | \$513.25 |

It was moved, seconded and motion carried to approve payment of the July bills.

**Secretary's Report.**

Approval of May minutes is tabled, secretary is out of town

Responded to several real estate requests

Updated interest calculations for garnishment/judgments

**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 – invoices mailed for June and July 2018.

5411 Sage Court – violation letter mailed June 10 (shipping container) and July 3 (unapproved structure).

Emailed received concerning Google Voice number.

Emailed received concerning trash question. Board member discussed with homeowner.

Started revival paperwork.

Communicated with insurance company on receipt of oil royalties, questions of auto rider and fidelity bond.

**Old Business Covenant Enforcement:**

5411 Sage Court. It was moved, seconded and motion carried to re-approve June 10 letter concerning shipping container and to write a followup letter.

5411 Sage Court. It was moved, seconded and motion carried to re-approve letter of July 3 concerning unapproved structure.

20966 Northmoor Drive. It was agreed to write a violation letter concerning condition of the property, which will be sent out to the Board for approval.

20336 Northmoor Drive. It was moved, seconded and motion carried to approve the letter concerning the fencing.

**Old Business Other:**

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. It was moved, seconded and motion carried to approve a letter to be sent to the homeowner.

**New Business:**

**New Covenant Issues:**

None

**Other Issues.**

Google voice. Board approved dropping the number since we haven't been using it.

Insurance: President Ruof communicated with insurance company on receipt of oil royalties, questions of auto rider and fidelity bond. President Ruof sent the info

concerning the fidelity bond. The Board suggested that an email go back to the company requesting a ballpark range concerning the auto rider.

Newsletter. Draft was sent out, will add information about trash guidelines, picnic, thanks for volunteers for spring cleanup day, additional workday.

Nextdoor. New website available to neighborhoods around Johnstown, not connected with our HOA.

### **Committee Reports:**

#### Neighborhood Committee.

The Board agreed to re-activate the Neighborhood Committee.

Garage sale on June 30 was discussed. Thanks to Director Tams for putting in the ads and Director MacFarlane for putting up the signs and emailing out reminders. Apparently 17 properties participated, traffic was reported as good.

Picnic planned for August 18.

Architectural Control: The ACC report for July was distributed and discussed. There was no ACC meeting in June. It was moved, seconded and motion carried to accept the July ACC report. New email was reported for Chairperson of ACC.

#### Governing Documents:

Attorney reported she has finished her work, updated documents were emailed out to GD committee and Board for review

#### Property Maintenance:

Second Work Day Planned for August 18 in the morning (same day as picnic). Will be installing irrigation lines for trees in the greenbelt. Director Gardner did find the old map of all the irrigation lines.

Water rental. Our shares of Supply water were rented for this year by Harvey Yoakum. Our Ish shares were rented by Greg Podtburg.

#### New Members report.

20336 Northmoor Drive – Still for sale with new realtor.

20648 Cholla Court – Sold.

Adjourned at 9:13 p.m.

Next meeting August 16, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof for Ginny Hersch, Secretary