

Northmoor Acres Homeowners Association
Board of Directors Meeting
November 15, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Overlin

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 as amended.

Treasurer's Report:

Financial Reports:

October Financial Report. The Board report for October, 2018 is tabled until December. The CPA is working with Deb Coulson to determine how the judgment payoff money is best to be allocated for tax purposes. It was moved, seconded and motion carried to table October financial report.

Income:

Kerr-McGee. We received royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month for \$7,664.98 (10-25-2018).

Payment for transfer fee and status letters:
\$40.00 from 20478 Nolina Court (Byrum)

CD Renewal. A cd in the amount of \$50,812.06 has matured and was rolled over on 10/26/ 18 to 3/26/2020.

Bills for the month

Barry Zaiger, CPA	CPA	\$80.00
Radical Design	Web page	\$50.00
Susy Ruof	Stamps	20.00
Shawn Rieke	Postage	10.00
Ross Wabeke	Professional Fees	\$400.00

Litigation expense		
Bruce Fickel Litigation expense	Professional Fees	\$1,089.00
Sunita Sharma Litigation expense	Professional Fees	1,220.10
Mitch Cheek	Property Maint - Greenbelt Oct. Water – 7,233.69 gal Nov. 668.7 gal. 7,902.39 gas x \$0.00298 = 23.74	\$23.74
Susy Ruof	Property Maint - Greenbelt Nov. Water 3193 gal x \$0.00298	\$9.52
TOTAL		\$2,902.36

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

Secretary's Report.

Minutes: Tabled approval of July, August and September Minutes: The minutes will be distributed by email for approval at the next meeting.

The Secretary has been working with the President on settlement of the judgments and preparation of status letters and realtor communication.

Presidents/Vice Presidents Report. President Ruof brought draft letters for the Board to review and approve.

Letters:

- 20164 Cactus Drive
- 20966 Northmoor Drive
- 5411 Sage Court
- 5036 Brittlebush Court
- 5291 Mesquite Court

It was moved, seconded and motion carried to approve the letters and authorize President Ruof to finalize and send.

Invoices: President Ruof drafted Invoice letters to:

- 20064 Cactus Drive November invoice mailed.
- 5411 Sage Court November invoice mailed.

Attorney Meeting: President Ruof and Director Hersch had a second meeting with attorney Ross Wabeke to discuss the debt owed to Northmoor Acres. President Ruof conferred with attorney Bruce Fickel.

Records: Met with former Director Mike Martin. He will copy his files and send to President Ruof so that they could be put with all the other records in the cloud.

Executive Session: The Board went into executive session at 7:35 p.m.
Executive Session ends at 7:46 p.m.

20204 Cactus Drive Judgments. It was moved, seconded and motion carried to approve the Satisfactions of Judgements as amended and it was moved, seconded and motion carried to authorize President Ruof to sign the Satisfactions of Judgments on behalf of Northmoor Acres and to cause it to be filed.

Discussion of Annual Meeting. We have to have the meeting in March. Director Gardner will check for open dates and let us know. The Board needs start preparation.

Old Business Covenant Enforcement:

5411 Sage Court. A second violation letter with notice of hearing sent regarding the unapproved structure (shipping container) on the property was mailed 8/10. No response was received by the 9/15/2018 hearing request deadline, however the structure is no longer on the property. No action at this time.

5411 Sage Court. 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. An invoice was sent.

20966 Northmoor Drive. The unsightly and unsanitary situation is continuing, the pull trailer on the property is occupied. Weld County Zoning is involved. There was discussion and President Ruof is directed to draft an additional letter once status information is received from Weld County.

Old Business Other:

None

New Business:

New Covenant Issues:

Loose Dog Complaint. A complaint was received by the Board concerning numerous loose dogs in the subdivision. There was discussion. The Board decided that President Ruof should work with the homeowner to identify the dog owners if

possible. Homeowner will be advised to make a note of where the animal lives, get a photograph if possible and to contact Weld County animal control. Board will notify membership in newsletter and by Chimp Mail that they should be mindful of keeping their animals on leashes or on their property.

Holiday Gathering. Director Tams is holding a holiday Board gathering at her house on December 1.

ACC Report.

There was no ACC meeting in November and no report.

Governing Documents:

The ACC had feedback on the documents. The Board discussed insurance matters and comparison of insurance from other vendors.

Property Maintenance:

There was discussion of payment for water rental.

It was moved, seconded and motion carried to adjourn

Adjourned at 9:12 p.m.

Next meeting December 20, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary