

Northmoor Acres Homeowners Association
Board of Directors Meeting
October 18, 2018

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Overlin, Sprague

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:

Financial Reports:

September Financial Report. The Board report for September 2018 was distributed by email. It was moved, seconded and motion carried to approve the September financial report.

Auto Deposit. Received application from Anadarko for auto-deposit. There was discussion and the Board decided that auto deposit would be a good idea

Income:

Kerr-McGee. We received royalty checks from Kerr McGee on Northmoor's oil and gas lease for this month for \$8,677.08 (09-25-2018) and \$338.87 (9-28-18).

Payment for transfer fee and status letters:

\$40.00 from 20336 Northmoor Drive;

\$40.00 from 20453 Cactus Drive.

Other:

\$54,628.09 received from Heritage Title Company Oct 3, 2018 for final/complete payoff of judgment liens re 20204 Cactus Drive.

Taxes. The CPA filed an extension as the taxes were due September 15. The tax forms were sent out via email for the Board to review. The Directors need to have more time to review the taxes. Treasurer has preapproval to pay taxes when due. Deb Coulson had questions for the CPA with regard to the taxes. She has sent questions but does not have answers yet.

CD Renewal. A cd in the amount of \$50,812.06 has matured. There was discussion. It was moved, seconded and motion carried to let the cd roll over.

Bills for the month

Barry Zaiger, CPA	CPA	\$80.00
Radical Design	Web page	\$50.00
James Kienhjolz	Property Maintenance Stump grinder	\$166.31
Mitch Cheek	Property Maintenance Greenbelt water	\$11.31
Royal Disposal	Trash (already approved, paid 9-30-18)	\$3,540.00
Postmaster	P.O. Box Rent	\$56.00
State of Colorado	Quarterly Tax Payment (10-15-18)	630.00
TOTAL		\$4,533.62

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

Secretary's Report.

Approval of July, August and September Minutes: The minutes will be distributed by email for approval.

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

President/Vice President's Report.

President Ruof reported on status of letters/invoices/routine business. Details follow below.

20064 Cactus Drive - Violation letter was mailed 9/27/18, and copy sent to Weld County.

5411 Sage Court - October invoice mailed.

20336 Northmoor Drive - Closing has taken place

20966 Northmoor Drive - Follow up letter to be mailed.

Old Business Covenant Enforcement:

5411 Sage Court - Shipping Container. A second violation letter with notice of hearing sent regarding the unapproved shipping container on the property was mailed 8/10. The shipping container is not currently on the property. No further action necessary at this time.

5411 Sage Court. Notice of Determination Regarding Violation and violation letter regarding the unapproved horse panels placed on the property. The Notice of Determination Regarding Violation and including a fine of \$25.00 was mailed last month.

20336 Northmoor Drive. Closing completed. The status letter contained ACC fence violation information.

20966 Northmoor Drive. First Notification Letter was mailed 8/10. The situation is continuing, a trailer on the property is still occupied. There has been significant progress made on the cleanup and Weld County is involved. President Ruof will draft another letter for approval.

Old Business Other:

20064 Cactus Drive. An invoice was sent with an additional late fee.

New Business:

New Covenant Issues: None.

Other Issues.

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.

Discussion of a holiday party. Director Tams said that it is too late to schedule a large gathering for the neighborhood. There are no venues available. Director Tams would like to hold a holiday party at her house for Board members. The Board discussed the dates for a party. Director Tams will send out dates.

ACC Report.

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

20164 Cactus Drive. The ACC requested that the Board send letter to homeowner requesting paperwork for structure. The Board approved sending a letter.

20487 Northmoor Drive - Progress on House. ACC requested that the Board send follow up letter. The Board discussed and agreed that progress has been made recently. The Board will continue to watch the progress.

5036 Brittlebush - Unapproved Sign. The ACC pointed out that a landscape company sign was put on fence when landscape work was completed. The sign has been up almost a year. The Board approved sending a letter asking that the sign be taken down.

5036 Brittlebush - Unapproved T-Post fence. The ACC pointed out that there was an unapproved T-Post fence on the property which was put up in the summer. The Board approved sending a letter requesting removal.

5291 Mesquite Court - Unapproved Shed. The Board approved sending a letter requesting paperwork.

Neighborhood Committee. Paul Tams has agreed to work with Dave and Cindy Eldenburg to organized more activities. The Board discussed suggestions for various events and the timing for the ones that we have had in the past.

Governing Documents:

Deb Coulson has been unavailable due to health issues. She will be working on this matter. The attorney has responded with feedback.

Property Maintenance:

The trees are doing well and will need to be watered often in their first year. In following years, they will lose less water. The Board discussed winter watering.

Executive Session: 20204 Cactus Drive. It was moved, seconded and motion carried to go into executive session. The Board came out of executive session. President Ruof will consult with an attorney with regard to receipt of payment and finalization of paperwork.

It was moved, seconded and motion carried to adjourn

Adjourned at 8:45 p.m.

Next meeting November 15, 2018.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary