

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

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Hersch, Overlin, Sprague, Kienholtz

Meeting came to order at 7:25 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 revised.

Treasurer's Report:

Board Financial Reports:

February Financial Report. The Board financial report for end of February, 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. Received letter of 2/21/2019 from IRS requesting confirmation of some information on our taxes, CPA supplied that information to President Ruof, she signed the form as President and faxed it back to the IRS on March 19, 2019 with a copy to the CPA. Treasurer is preapproved to pay taxes when due.

Income:

Kerr-McGee. We received a royalty check from Kerr McGee for Northmoor's oil and gas lease for this month of \$5,806.48 (2/25/19 by auto-deposit).

Annual Meeting: President Ruof wrote personal check for \$300 to Town of Johnstown for damage deposit/reserve community center for March 9 annual meeting. Damage deposit has been reimbursed, cost was \$80. Officer was paid in cash as required - \$75.00. Bills submitted for payment.

Relocking Business Flexible Savings and various CDs. It was moved, seconded and motion carried to have the Treasurer relock the business flexible savings and various of the CDs coming due at the highest rate he can negotiate with the bank.

Bills for the month.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design Monthly Maintenance	Web page	\$50.00
Colorado Depart Revenue Estimated Quarterly State	Taxes	\$1,100.00*
Internal Revenue Service Estimated Quarterly Feds	Taxes	\$4,300.00*
Susy Ruof Security Officer - \$75 cash Room rental - \$80 Voting sticks - \$12.89 Misc Supplies (name tags, paper clips, etc - \$6.37 Meeting packet copies - \$191.87	Annual Meeting	\$366.13
Kim Garner Walmart OJ - \$6.67 Walmart coffee - 13.33 Walmart donuts/pastries - \$41.97	Annual Meeting	\$61.97
Shawn Rieke	Stamps	\$11.00
Supply Irrigating Ditch Company	Ditch	\$1,000.00
TOTAL		\$6,969.10

*Already paid. Treasurer is preauthorized to pay taxes when due.

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

Secretary's Report.

The past months minutes were distributed by email for approval (November, December, January, February). It was moved, seconded and motion carried to approve those minutes.

5111 Yucca Court – status letter was sent.

President/Vice President's Report.

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

20064 Cactus Drive. March invoice mailed

5411 Sage Court. January invoice and Board letter of 2-21-19 were 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. The sign was knocked down again, it was put back up, another thank you was sent with a request to put up a guardrail.

Prior domain name of www.northmooracres.org coming up for renewal 4/29/19. Since not all of our documents have been changed to the new domain name and various of our homeowners/vendors are still using the old one, President Ruof recommended we continue to maintain the old one for now. It was moved, seconded and motion carried to approve President Ruof to renew the old domain name when it comes due. Emails to the old domain name are currently being automatically bounced to our new one of www.northmooracreshoa.org.

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. Homeowner was sent Board approved letter 2/21/19 saying that late fees going forward would be suspended if check was received by March 1, no check has been received as of March 20. A draft letter and determination form was reviewed by the Board, it was moved, seconded and motion carried to approve those 3/21/19 documents and send them to the homeowner.

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 suggested sending a follow-up letter. A draft letter was passed out. It was moved, seconded and motion carried to approve the draft letter of March 21, 2019 and send it.

5036 Brittlebush. Sign on fence and t-post fencing. Homeowner has removed sign and has submitted a fencing plan to the ACC. Since homeowner is working with the ACC, no further action is needed by the Board at this time.

5299 Ocotillo Court. Unapproved structure (panel fencing containing a horse) not within an approved livestock fence. It was moved, seconded and motion carried to approve the draft letter of 3/21/19 and send it.

20546 Northmoor Drive. Incomplete livestock fence. It was moved, seconded and motion carried to approve the draft letter of 3/21/19 as revised.

20454 Cactus Drive. Unapproved T-post fencing. It was moved, seconded and motion carried to approve the draft letter of 3/21/19 and send it.

20487 Northmoor Drive. Request to remove T-post fencing. It was moved, seconded and motion carried to approve the draft letter of 3/21/19 and send it.

Other issues.

Insurance agent. Agent is available any night except Thursday nights, his other partners could come on Thursday nights. It was decided to wait until other Board members are back in town to schedule an appointment with the agent(s). Suggestion to have a short one-topic meeting to interview the agent, a different night than the regular Board meeting.

New Business

Covenant Issues:

20204 Cactus Drive. Another homeowner has expressed concerns to the Board that the property's horse fence is broken in several places and won't reliably contain their horse unless it is repaired. The Board is aware of one prior time that the horses did get out. It was moved, seconded and motion carried to ask the ACC/Board to write a letter to the homeowner concerning maintenance of the fence. Matter will be referred to the ACC.

Other issues:

New Broadband Committee. It was moved, seconded and motion carried to officially sanction the new Broadband Committee as an HOA committee.

Proposed compressor station on WCR 44. President Ruof just received information from a concerned farmer nearby about a proposed gas compressor station on WCR 44 between WCR 13 and WCR 15. Information was sent out to the Board today. It was also sent to prior Director MacFarlane, he has communicated with Anadarko and sent all of us an update with materials from Anadarko. MacFarlane doesn't know about the permitting process, said we might could ask for sound barriers and other mitigation during the permitting process. We don't know the timing of the process. Several Board members volunteered to contact several surrounding subdivisions to try and find out more information. So far, no information about the compressor station has shown up in the Johnstown Breeze.

Complaint about horse droppings. A homeowner has complained about horse riders who have not come back and picked up after their horses at the front of her property. It was suggested that this issue be included in the next newsletter.

Administrative issues: Election of officers, decisions about length of terms, reauthorizing the ACC members was delayed until next month due to absence of several Board members at this meeting.

Committee Reports.

ACC Report. The ACC Report for March was distributed. It was moved, seconded and motion carried to accept the report. The ACC requested that the Board send a homeowner letter to 20448 Nolina Court about an unapproved structure. It was moved, seconded and motion carried to approve writing a draft letter to the homeowner. President Ruof will draft a letter and send to Board for approval.

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. At March 5 meeting, the Board approved leasing our Supply water shares to Yoakum and Ish water shares to Podtburg for our cost for this year.

It was moved, seconded and motion carried to approve mowing of the greenbelt - \$2,000 - and spraying of the evergreen trees - \$395 - at this time.

It was moved, seconded and motion carried to adjourn.
Adjourned at 8:47 p.m.

Next meeting April 18, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President for Ginny Hersch, Secretary