

Northmoor Acres Homeowners Association
Board of Directors Meeting
March 5, 2019

The Meeting was held at home of Director Tams.

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

Board Members Absent: Hersch

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. Since the purpose of this meeting was to finalize arrangements for the annual meeting, the standard agenda order is not being followed.

Immediate issues:

Lease of water shares for current irrigation year. After discussion, it was moved, seconded and motion carried to lease both our Supply (to Harvey Yoakum) and Ish (to Greg Podtburg) water shares this year for the current cost to us – we don't have that figure yet. Next year we will revisit the issue.

Work day date scheduled for May 18, back up day is June 1.

Estimated taxes reminder – due March 15.

Next Board meeting reminder – March 21.

Annual meeting preparation:

Annual meeting draft minutes (2018). There were several suggested edits. It was moved, seconded and motion carried to send out the draft 2018 minutes to the homeowners to be approved at the annual meeting.

Annual meeting draft financial charts (2018). There was discussion about the arrangement of a couple of the charts. Suggestion to place the tax figure closer to the income so the HOA "net income" is easier to understand – difference between estimated and actual taxes. An additional tax chart was added for this year to help clarify the tax issue. Impact of fiscal year and calendar year on the figures was discussed. Homeowners also want to understand how the Board did in relation to the budget. Placement of litigation fee recovery in the charts was discussed. There

was discussion of adding a chart explaining where the oil and gas income is being held (savings, checking, CDs). Prior Director Coulson is making the financial presentation as our official "financial consultant."

Annual meeting agenda and tasks :

Two items from the membership:

Presentation about fiber optic from homeowners who volunteered to work on the issue from last year's annual meeting.

Presentation about medical situation of a homeowner.

There are currently two homeowners who have sent in biographies to run for the Board. Director Rieke and Director Sprague have agreed to run again for the Board, Director MacFarlane is stepping down this year.

Discussion of pipelines going in west of Northmoor – Director MacFarlane will look at adding some information to his oil and gas presentation.

Check-in process – Director MacFarlane handed out the check-in list and contact correction list. President Ruof will contact Jerry and Kathy Carson to do the check in, Paul and Valerie Tams will help with the contact correction list.

Refreshments will be obtained by Director Gardner, discussion of particulars.

Directors will come and help set up the room between 7:30 and 7:45 am.

President Ruof will pick up the audience speaker/microphone from her nephew.

President Ruof will pick up name badges and voting sticks.

President Ruof will have cash to pay the officer to provide security.

Items from the membership forms – President Ruof will copy and bring.

President Ruof will pick up meeting room key and give it to Director Gardner so he can come and start the coffee early.

Homeowner Dave Eldenburg will loan us his overhead projector again this year and will come and set it up.

Need extension cords and duct tape, scissors, tape – Directors Sprague, Gardner, and others volunteered to bring those supplies. Duct tape needed to tape down the wires so people don't trip on them.

President Ruof will bring several copies of the meeting policy.

President Ruof will run the final handout copies at Fed Ex once she has received all the final documents including the ACC yearly report.

President Ruof will bring signs for "private meeting" and run alphabet signs for the sign-in process.

Vice-President Sprague and President Ruof will bring copy of Roberts Rules.

President Ruof still working on her meeting script, will email it out to the Board for any suggested additions/changes.

Oil and gas presentation - a copy of the presentation was presented by Director Mac Farlane, he has asked some questions of Anadarko but doesn't have all answers back yet. Presentation will be similar to the one last year with updates.

MailChimp has been updated. It was suggested to have a handout on each table of all the lots and streets. There is also a big map of the subdivision that Kim can bring.

The governing documents committee got drafts back from the attorney, will put current status on the review of the year, that the process will start moving forward again.

Adjourned at 8:19 p.m.

Next meeting March 21, 2019 at Berthoud Community Center.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President for Ginny Hersch, Secretary