

Northmoor Acres Homeowners Association
Board of Directors Meeting
April 18, 2019

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Hersch

Meeting came to order at 7:00 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:

March Financial Report. The Board financial report for end of March, 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

FY 2017 – 2018. The Board had approved filing of these taxes at the December meeting. They were filed the end of January. Estimated payments for FY 2018-2019 remain the same. Received letter of 2/21/2019 from IRS requesting confirmation of some information on our taxes, President Ruof faxed answers back to the IRS on March 19, 2019. Waiting on refund.

FY 2018 – 2019. 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. 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 \$5,508.28 (3/25/19 by auto-deposit).

Transfer fee. Heritage Title - 5033 Saguaro Court \$40.00 (1/22/19)

Transfer fee. United Title - 5111 Yucca Court \$40.00 (3/28/19)

Fines/late fees from homeowner at 5411 Sage Court \$200.00 (3/31/19)

Annual Meeting: Additional \$10 billed from President Ruof for cost of community center.

CBIZ annual questionnaire: Since there were no changes for insurance purposes, questionnaire isn't required to be filled out/returned.

Bills for the month.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design Monthly Maintenance	Web page	\$50.00
Susy Ruof Room rental	Annual Meeting	\$10.00
Joanne Stroud	ACC	\$90.00
Bunyan Lateral	Ditch	\$360.00
Supply Irrigating Ditch Co	Ditch	\$33.75
Royal Disposal	Trash	\$3,540.00*
TOTAL		\$4,163.75

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

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

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

Secretary's Report.

It was moved, seconded and motion carried to approve the minutes from March 5 and March 21, 2019 as edited.

President/Vice President's Report.

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

20064 Cactus Drive. April invoice mailed

5411 Sage Court. Update invoice March and April were mailed and emailed.

Receipt for payment of prior fines \$200 given to homeowner.

20487 Northmoor Drive – March 21 letter was mailed.

20966 Northmoor Drive – March 21 letter was mailed.

5299 Ocotillo Court – March 21 letter was mailed.

20454 Cactus Drive – March 21 letter was mailed.

20546 Northmoor Drive – March 21 letter was mailed.

20448 Nolina Court – April 11 letter was mailed.

President Ruof sent thank you to Berthoud for putting up sign at WCR 44 & 11 again.

Prior domain name of www.northmooracres.org coming up for renewal 4/29/19. President Ruof is authorized 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.

HOA Database. There was a discussion of the steps needed to transfer maintenance of the database to someone else.

Backup of HOA data. President Ruof and Secretary Hersch will consult with Director Hoekstra about various storage and backup options.

Old Business

Covenant Issues:

5411 Sage Court. Ongoing issue concerning unapproved structure/fence panels. Payment of \$200.00 was received 3/31/19 for prior fines. Several conversations with President Ruof and son of homeowner. Starting March 1, \$100/month fines continued to be levied but will be waived if fence is completed by June 30, 2019.

20966 Northmoor Drive. Ongoing issue concerning condition of property. The occupied trailer is gone, and most of the wood has been cleaned up. A follow-up letter dated March 21, 2019 with the additional repairs needed was sent.

5299 Ocotillo Court. Unapproved structure (panel fencing containing a horse) not within an approved livestock fence. Letter of 3/21/19 was mailed, response date of 4/21/19. They appear to be working on moving their fence.

20546 Northmoor Drive. Incomplete livestock fence. Letter of 3/21/19 was mailed, response date of 4/21/19.

20454 Cactus Drive. Unapproved T-post fencing. Letter of 3/21/19 was mailed, response date of 4/21/19.

20487 Northmoor Drive. Request to remove T-post fencing. Letter of 3/21/19 was mailed, response date of 4/21/19.

20448 Nolina Court. Unapproved structure, request for plan. Letter of April 11, response date of 5/11/19. It was moved, seconded and motion carried to reapprove the April 11 letter content.

5378 Ocotillo Court. Question about barn, will consult with ACC.

Other issues. Discussion of several oil and gas issues delayed to end of meeting.

New Business

Covenant Issues:

20204 Cactus Drive. Property's white vinyl horse fence is broken in several places – both posts and rails. Green metal fencing has been placed inside some of the broken sections. It was moved, seconded and motion carried for the Board to write a letter to the homeowner, for the Board to review.

20727 Catclaw Court. Property's horse fencing is broken in several places. It was moved, seconded and motion carried for the Board to write a letter to the homeowner, for the Board to review.

20404 Cactus Drive. There appears to be an occupied trailer on the property. A draft letter was presented to the Board, it was moved, seconded and motion carried to approve the letter as amended.

5111 Yucca Court. There are some issues between the seller and recent buyer. The realtor has requested a letter from the HOA Board to document that neither the Board nor the Architectural Control Committee (ACC) knew about or gave permission for a "trailer/shed" to be placed on the property. The Board requested that a letter be drafted concerning the unapproved structure; the Board will review the letter.

Other issues:

Election of Officers. It was moved, seconded and motion carried to approve by acclamation the following officers: President Susy Ruof, Vice-President Robert Sprague, Secretary Ginny Hersch, Treasurer Shawn Rieke.

Work Day and Picnic: Work day is planned for May 18th, "dogs and brats" picnic will be immediately afterwards. Don't need to attend the work day in order to attend the picnic. Directors Tams and Gardner will plan the day.

Newsletter: There were several edits, corrections and additions made to the newsletter draft. The Board requested that another draft be sent out to the Board, any additional input needs to be sent by April 22 (next Monday).

Committee Reports.

ACC Report. The ACC Report for April was distributed. It was moved, seconded and motion carried to accept the report. It was moved, seconded and motion carried to approve the current ACC members for this year: Joanne Stroud, Barbra Ding, Ginny Hersch, Dave Klink, Art Szallar, Norm Theilbert.

Neighborhood Committee. The work day and picnic have already been discussed.

Governing Documents: Attorney feedback has been received and the Board will be working on this matter.

Property Maintenance: Trees will be delivered to end of Mesquite Court on Friday before the work day. The bill for Supply Irrigating Ditch Company is \$1,033.75. Have not received a bill yet from Ish. There was a discussion about who was going to chair each work group. Will be planting trees, cleaning out the ditch, filling in around trees to level out ground, etc.

Oil and gas issues. There was a discussion of some oil and gas issues and proposed actions around the area.

It was moved, seconded and motion carried to adjourn.
Adjourned at 9:02 p.m.

Next meeting May 16, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President for Ginny Hersch, Secretary