

Northmoor Acres Homeowners Association  
Board of Directors Meeting  
December 19, 2019

The Meeting was held at Director Tams' Residence

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

Board Members Absent: Kienholz and Overlin

Meeting came to order at 5:42 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:**

**Income:**

**Kerr-McGee.** Received royalty check from Kerr-McGee for \$3,033.62 (9/25/19 auto-deposit). Northmoor did not received royalty check from Kerr-McGee for 10/25/19 or 11/25/19. Anadarko was sold to Occidental Petroleum and the sale was finalized August 8, 2019. President Ruof spoke with Ben McFarlane, our oil and gas consultant, who thinks the delay in payment may be due to transition between Andarko and Occidental. A neighbor who also has an oil and gas lease for the same wells has also not received the October or November payment. President Ruof talked to owner relations person on November 21, sent email to same, and sent update note to Board. She was told that the delay was due to an additional ad valorem tax due from 2017 of \$6,461.99 - which was more than our royalty interest - but we should get a reduced payment in November. No payment was received in November and no further payments have been received to date. A copy of the Nov 21 email to Anadarko is attached to the minutes.

No other income received.

President Ruof paid for room deposit for annual HOA meeting March 14, 2020 from her personal account (\$300), receipt given to Treasurer. She will file for reimbursement after the deposit minus the cost has been returned to her in late March 2020.

**Taxes.** CPA has filed for an extension on our taxes for FY 2018 – 2019. Treasurer is preapproved to pay taxes when due. CPA has sent us estimated tax payment coupons for the 2019-2020 tax year.

CDs. The Treasurer discussed about finding an additional/second bank.

Bills for the month

Barry Zaiger, CPA	CPA	\$90.00	
Radical Design	Web page monthly maintenance	\$50.00	
Radical Design	Annual renewal of domain name and webhosting on Siteground	\$125.00	
Altitude Community Law	Professional Fees – governing document rewrite	\$99.00	
Joanne Stroud	ACC postage	6.85	
TOTAL		\$370.85	

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

Financial Reports:

The November financial reports were reviewed and discussed. It was moved, seconded and motion carried to approve the November financial reports.

**Secretary's Report.**

Minutes of prior months will be sent out by email for approval.

**Presidents/Vice Presidents Report**

Drafted Letters/emails

- Re-drafted 2 homeowner letters re ACC issues
- Drafted 4 homeowner home business letters
- Drafted 1 homeowner letter re unapproved structure
- Drafted 2 homeowner letters re unsightly

Letters/invoices/emails mailed/received:

- 20064 Cactus Drive – December invoice mailed
- 20097 Northmoor Drive. Potential buyer sent email request to Board,

President Ruof replied.

- Update on MailChimp rules as of May 19.
- Revised letter for all homeowners re the 2019-2020 dues, was emailed out
- Mailed 3 approved violation letters.
- Called Berthoud re meeting space, still not finished.

**Old Business Covenant Enforcement:**

20966 Northmoor Drive. Unsightly. Notice of hearing letter approved by Board Nov 21 and mailed, response date January 5, 2020.

20727 Catclaw Court. Horse fence repair issues. Fence repair now completed, Board approved sending thank you letter with reminder about indemnification letter if want to install electric wire.

20457 Northmoor Drive. Three horses on property. Picture was taken, approved violation letter will be sent. Response date Jan 19.

20097 Northmoor Drive. Unapproved structure. ACC requesting that notice of unapproved structure on property be shared with title company prior to closing.

20059 Northmoor Drive. Unsightly letter written. It was moved, seconded and motion carried to send the violation letter. Response date Jan 19.

5411 Sage Court. Unsightly letter written. It was moved, seconded and motion carried to send the unsightly violation letter. Response date Jan 19.

5071 Yucca Court. Possible home window business, receiving large truck deliveries. Tabled until next month.

5131 Yucca Court. Possible home lawn service business in summer. Tabled until next month.

20034 Cactus Drive. Possible occupied trailer intermitant. Hold and watch.

20027 Northmoor Drive. Possible home HVAC business. Tabled until next month.

20226 Northmoor Drive. Possible hay selling business. Tabled until next month.

20518 Nolina Court. Possible unapproved structure, formal approval of letter accidently omitted during meeting, letter approved after meeting by email, response date Feb 10.

**Old Business Other:** None

**New Business Covenant Issues:**

20097 Northmoor Drive. A potential buyer sent email to Board requesting permission to move his landscape company to Northmoor if he bought the property. Permission was denied due to Covenant 6 and it's enforcement policy and the No commercial vehicles policy. President, Secretary and ACC chairperson collaborated on response. Email thread /response sent to Board for information.

5411 Sage Court. Unapproved structure. A loafing shed was moved onto property on approx. Nov 25 without first submitting plans to the ACC. It was moved, seconded and motion carried to send a violation letter. Response date Feb 1.

**New Business Other issues:**

Discussion of correspondence from homeowner regarding covenant and enforcement questions, President Ruof will respond.

20728 Catclaw Court. Homeowner daughter reported that her father's wood pile appears to be diminishing. Board member volunteered to look into it.

Board discussed Weld County snow plowing and HOA snow policy, Director Gardner will look into current options.

March 14 date set for annual HOA meeting, reservation made with Town of Johnstown, deposit paid by President Ruof by personal check.

Notice of Supply ditch annual meeting Friday, January 10 at Clover Building: South Facing Entrance – Main Floor, Boulder County Fairgrounds, 9595 Nelson Road, Longmont, 80501. Director Gardner will attend.

**Committee Reports.**

**Broadband Committee** – nothing new to report

**ACC Report.** There was no ACC meeting in December.

**Neighborhood Committee.** – no report

**Governing Documents Committee** – documents have been sent to attorney and out to Board and committee members.

It was moved, seconded and motion carried to adjourn

Adjourned at 6:35 p.m.

Next meeting January 16, 2020 at Director Tam's residence.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Ginny Hersch, Secretary