

Northmoor Acres Homeowners Association
Board of Directors Meeting
June 20, 2019

The Meeting was held at Berthoud Community Center

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

Board Members Absent: Hersch

Meeting came to order at 7:06 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:

June Financial Report. The Board financial report for end of May, 2019 was reviewed. It was moved, seconded and motion carried to approve the report,

Taxes

FY 2017 – 2018. Taxes were filed the end of January. Waiting on refund of \$8,561.

FY 2018 – 2019. The CPA continues to work 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. Tax amounts are not budgeted for since we don't know those amounts in advance.

Income:

Kerr-McGee. We received a royalty check from Kerr McGee for Northmoor's oil and gas lease for this month of \$5,211.76 (5/25/19 by auto-deposit).

Transfer fee. Stewart Title – 20027 Northmoor Drive \$40.00 (6/14/19)

Discussed income from lease of Ish Water to Podtburg. He will be paying our cost, \$1,100 for the year.

Bills for the month.

Barry Zaiger, CPA	CPA	\$80.00
Radical Design	Web page	\$50.00

Monthly Maintenance (\$50)		
Susy Ruof CAI annual membership Board	Education	\$185.00
Ginny Hersch Northmoor Corporate Report-\$10 Northmoor DORA license - \$20	Profession fees – HOA business	\$30.00
Joanne Stroud	ACC	\$90.00
Karen Overlin Trees for work day	Property	\$1,400.00*
Farmer’s Extension	Ditch	\$2,475.00
IRS estimated	Taxes	4,300.00*
Colorado Depart Revenue estimated	Taxes	\$1,100.00*
Kim Gardner Larimer landfill 5.19.19 cleanup day - \$18.00 Lowe’s 5.25.19 green belt - \$10.65 Home Depot 5.25.19 water system - \$26.32 Lowe’s 6.2.19 water system repair - \$12.63 Lowe’s 6.3.19 water system add on - \$43.47 Home Depot 6.4.19 water system trencher add on - \$139.09 Home Depot 6.7.19 water system add on - \$61.12	Property	\$311.28
Mitch Cheek - water	Property	\$19.41
Susy Ruof - water	Property	\$25.09
Mark Hoekstra – grass seed	Property	\$71.32
TOTAL		\$10,137.10

*Already paid

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

Secretary’s Report.

Realtor letter for 20097 Northmoor Drive

Status letter for 5032 Saguaro Court

DORA survey form

It was moved, seconded and motion passed to approve the April Board minutes.

Tabled the May Board minutes, not yet finished.

President/Vice President’s Report.

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

Passed out contact info of Board to Board

20064 Cactus Drive. June invoice mailed

5411 Sage Court. Updated invoice April and May were mailed and emailed.

20404 Cactus Drive – May 10 letter was mailed.

Received email 5/30 from prior owners at 5111 Yucca Court re unapproved shed.

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 and late fees. 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. Have asked ACC to inspect fence on that date.

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, involved painting.

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. Metal panels have now been removed as stand-alone fencing, Board approved thank you letter as revised, closed.

20546 Northmoor Drive. Incomplete livestock fence. Letter of 3/21/19 was mailed, response date of 4/21/19. No response, follow up letter is being edited and will be sent to Board for approval.

20454 Cactus Drive. Unapproved T-post fencing. Letter of 3/21/19 was mailed, response date of 4/21/19. No response, follow up letter is being edited and will be sent to Board for approval.

20487 Northmoor Drive. Request to remove T-post fencing. Letter of 3/21/19 was mailed, response date of 4/21/19. No response, follow up letter is being edited and will be sent to Board for approval.

20448 Nolina Court. Unapproved structure, request for plan. Letter of April 11, response date of 5/11/19. No response. Follow up letter is being edited and will be sent to Board for approval.

20404 Cactus Drive. Occupied trailer on the property, letter sent 5-10-19, response date 6-10-19. Board decided to request a letter from the homeowner by July 20 verifying that the trailer is no longer occupied, revised draft will be sent out to Board for approval.

20204 Cactus Drive. Horse fence repair issue, Board has asked ACC to inspect to see if fence repairs done.

20727 Catclaw Court. Horse fence repair issue, Board has asked ACC to inspect to see if fence repairs done.

20620 Staghorn Court. Horse fence repair issue, Board has asked ACC to inspect to see if fence repairs done.

5111 Yucca Court. Unapproved structure, structure has now been removed. Closed.

Other issues.

The Board discussed having President Ruof buy a separate external hard drive for all the HOA files she keeps on her computer.

Discussion of developing more consistent form letters for violations.

Discussion of oil and gas issues.

New Business

Covenant Issues: None

Other issues: Discussion of NDR for Broadband Committee presentation, not needed now.

Summer vacation plans and coverage. Board agreed to delay July meeting by one week, to July 25, will post change on HOA website.

Discussion of response deadlines for violation letters, how to stagger the letters/responses and coordinate with the ACC.

Committee Reports.

ACC Report. The ACC Report for June was distributed. ACC requested that Board advertise vacancy on the ACC Committee. It was moved, seconded and motion carried to accept the ACC report.

Neighborhood Committee. Work day and “dogs and brats” picnic was May 18th. Garage sale June 8, lower participation this year, homeowners requested we continue having garage sales at most recent annual meeting. Decided on September 7 for the picnic, around noon.

It was moved, seconded and motion carried to adjourn.

Adjourned at 8:51 p.m.

Next meeting July 25, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

By: Susy Ruof, President, for Ginny Hersch, Secretary