

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

The Meeting was held at Director Tam's residence.

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

Board Members Absent: Hersch, Gardner, Sprague

Meeting came to order at 7:15 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:

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

Taxes

FY 2017 – 2018. Received IRS refund check from Feds for \$13,177.63. Paperwork that came at the same time with the check showed a different overpayment amount - \$12,861.00. Original estimated refund was \$8,561.00. CPA said that the IRS returned our 4th quarter estimated payment of \$4,300 and paid interest of \$316.63 on the money.

FY 2018 – 2019. The CPA continues to work to determine how the judgment payoff money is to be allocated. CPA has filed an extension for us. 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 \$3,359.25 (8/25/19 by auto-deposit).
Transfer fee. The Group – 5032 Saguro Court \$40.00 (8/29/19).

Discussion of FDIC insurance. Treasurer Rieke is currently investigating with the bank what options we have to make sure all of our savings are covered by FDIC insurance.

Trash check will be written October 1.

Bills for the month.

Barry Zaiger, CPA	CPA	\$90.00
Radical Design Monthly Maintenance (\$50)	Web page	\$50.00
Susy Ruof Stamps	Postage	\$22.00
Susy Ruof Water - 8714 gallons	Property	\$26.75*
Joanne Stroud	ACC	\$90.00
Valerie Tams	Neighborhood Committee	\$164.27
Mitch Cheek Water - 11023 gallons	Property	\$33.84*
Kim Gardner Water 7729 gallons - \$23.76 Valve box - \$6.32 Moisture meter - \$8.99	Property	\$39.07*
TOTAL		\$515.93

*Kim will bring copies of receipts next month, he is out of town.
It was moved, seconded and motion carried to pay the September bills.

Secretary's Report.

Minutes of prior months will be sent by email to be approved.
Status letter for 20738 Cholla Court - for sale
Status letter for 5032 Saguaro Court - for sale
Status letter for 20247 Northmoor Dr. - refinance
Status letter for 5291 Mesquite Ct. - refinance
Updated current database with new people, checking on "as deeded" information

President/Vice President's Report.

President Ruof drafted letters/emails, letters/invoices mailed and reviewed correspondence received:
20064 Cactus Drive. September invoice mailed
20453 Cactus Drive - August 10 letter mailed requesting contact information, niece is living in house now.
Sent hard copy letters to 11 homeowners requesting updated contact info, phone calls and emails to get same.
20204 Cactus Dr. Received email and certified letter
Drafted letter to all homeowners re suspended 2019-2020 dues
Drafted 2 thank you letters to homeowners
Placed change of venue notice for September Board meeting on website

Sent thank you letter to Chuck Krueger, prior member of ACC
Made additional updates to database
Drafted 2 new violation letters, 2 follow up letters

Old Business Covenant Issues:

5411 Sage Court. Unapproved structure/fence panels. Painting has been completed and inspected by ACC, motion approved to send thank you letter, closed.

20966 Northmoor Drive. Ongoing issue concerning condition of property. Follow up letter of September 19 was approved.

20448 Nolina Court. Unapproved structure, request for plan. Partial plan received, hold for now.

20204 Cactus Drive. Horse fence repair issue, Board received email from homeowner saying repairs were finished, Board has asked ACC to inspect. Thank you letter approved noting one minor repair remaining if fence was to be certified as a livestock fence.

20727 Catclaw Court. Horse fence repair issue, Board approved follow up letter.

20620 Staghorn Court. Horse fence repair issue, on hold for now pending ACC contact in person, horse has been removed from property.

20097 Northmoor Drive. There is an unapproved structure on the property. The ACC contacted the homeowner and was told that the structure will be removed when they move. The ACC is requesting that the title company be notified prior to closing that there is an open ACC matter.

Old Business Other:

Storage of files. Trying to get them on website or some electronic storage. Many years worth of documents, discussion of rules from CAI and Colorado for how long to keep documents.

Discussion of developing more consistent form letters for violations.

Discussion of oil and gas issues.

New Business Covenant Issues:

20059 Northmoor Drive. Unsightly and unsanitary letter written, but homeowner making progress. Discussion. Board placed issue on hold for now, will continue to check on progress.

5411 Sage Court. Possible occupied trailers, letter approved by Board dependent on results of observation or discussion with homeowner.

20487 Northmoor Drive. Unapproved structure (back deck) and reminder that fencing is not currently livestock approved as property is selling. Discussion. Board approved letter as edited.

20336 Northmoor Drive. Unapproved structure/paint color change. Board approved letter as edited.

20457 Northmoor Drive. Possible three horses. Board approved letter to be sent as soon as picture taken/number of horses verified.

Other issues:

Letter to all homeowners concerning suspended HOA dues for this fiscal year was approved as edited. Will be emailed to all homeowners.

Discussion of meeting date for October, President Ruof will make decision based on who can chair/attend a meeting on October 17 and send email.

Discussion of Denver Post article about possible future north-south road on east side of I 25.

Discussion of burn permit changes needed on our website, will redraft for approval.

Discussion of whether Board wants to pay additional funds to have survey officially recorded between Northmoor picnic area and property at 20857 Northmoor Drive. Surveyor put in "non official" pin. Board decided not to pay the extra money for having the survey officially recorded. New pin is marked to help give guidance for mowing and landscaping in that area.

Committee Reports.

Neighborhood Committee. Picnic was September 7 at noon. Was well attended. Participants requested that for next year all dogs be kept home or strictly on lease.

Broadband survey. Survey was sent out, committee will send out reminders for those who have not yet returned it. Now is about 50%_return rate.

ACC Report. The ACC Report for September was distributed. It was moved, seconded and motion carried to accept the ACC report. It was moved, seconded and motion carried to approve two new members to the ACC – Dave Schnitzler and Angela Hertrich.

Governing Documents. Discussion of pets and covenants for the next governing documents meeting. Looked at chart from Weld County concerning the number of animals allowed on lots. New code has now been passed by Weld County but is not

yet posted on Weld County website, took effect on August 5. We have been rezoned. We were able to get a hard copy of the changes, President Ruof will email out to Board and Committee tomorrow. The relationship between our HOA rules and the Weld County Code will be different than previously as a result of the changes. Conversation between President Ruof with Weld County Code person was summarized for the Board.

It was moved, seconded and motion carried to adjourn.
Adjourned at 8:59 p.m.

Next meeting October 17, 2019.

NORTHMOOR HOMEOWNERS ASSOCIATION

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