

NORTHCREST HOA
BOARD OF DIRECTOR MEETING
January 28, 2010

The meeting was called to order at 6:59 p.m. by David McPhee, President. Board member Emily Kozar and Kevin Kasper were also present as well as John Tarlton of Junction Property Management.

The minutes of the meeting were read and stand as read. Current bank balances are operating = \$7,845.68 and savings = \$70,010.15. There are no bills currently outstanding. Collections were reviewed by the Board in Executive Session.

OLD BUSINESS

The downspout for 2043 CV has been adjusted to direct water flow away from 2045 CV.

The Association has been asked by the city to remedy the rotted wood at 2057 -2063 Embassy Way. Bids on the siding for 2057-2063 Embassy Way have been received and the Board reviewed the paperwork. The Board voted to approve the bid from Classic Construction at a price of \$25,922.03. Kevin made the motion to accept this and Emily seconded it. Motion carried. Color should be cream with brown trim.

Brad with Advanced has already inspected two of the units in building 2001 – 2007 CV. The Board approved the removal of the tree at 2001 CV. We will look in the removal of the tree at 2061 CV if we can get a reduced price for doing both at the same time.

NEW BUSINESS

The Board discussed the water damage request from Sonya at 2008 CR. Kevin made a motion to have the HOA pay half of the carpet replacement. Motion was seconded by David. After discussing the issue, the motion was denied. The Board then decided that the HOA would pay \$250 for the cost of the labor to replace the carpet.

The Board approved the annual audit engagement with David DeVolt.

The Board talked about the request from 2063 EW regarding his foundation. It was recommended that the house be evaluated and put on the bottom of the list if a problem existed.

Letters from the owners were read and reviewed by the Board. We need to look at the fence at 2017 CV. Need to get prices for the front entrance sign at the community. Work at 2034 EW needs to be checked. Fences that have been stained need to have the inside done. Kevin mentioned the siding at 2049-2055 EW is looking pretty rough. Need to follow up with the City putting in the dirt and grass at the gulley between Carol Good and Scott Mill.

HOMEOWNER CONCERNS

Sonya Fowler (2008 CR) came to talk to the Board about her water issues and damage. She read several letters to the Board and then asked the HOA to reimburse her for carpet repairs due to water coming into the home. Dinora and Gary Mysinger (2030 CV) came to ask the Board if they knew when the foundation on their unit would be repaired. David and Kevin discussed the HOA process and procedures in dealing with the foundations in the community. Everyone discussed that the list is on a first come – first served basis.

The meeting was adjourned at 9:22 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held, February 25, 2010.

David McPhee, President

Date