

**NORTHCREST HOA**  
**BOARD OF DIRECTOR MEETING**  
December 9, 2010

The meeting was called to order at 6:55 p.m. by Emily Kozar, President. Board members David McPhee, Marilyn Duckworth, Judy Thurman and Laura Spain 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 = \$15,858.85 and savings = \$95,622.53. There are no outstanding bills at this time. Collections were reviewed by the Board in Executive Session.

**OLD BUSINESS**

Siding at 2049 EW is on hold for budget purposes. John was instructed to get prices on 2016 – 2022 CR. He stated that he would call and get bids.

Next foundation on the list is 2026 – 2030 CV after 2017 – 2023 CV and 2048 - 2050 EW were skipped (no interest by the owners). Advanced stated the 2026 – 2030 had an eight inch drop across the building. It will require 71 piers and is a pretty substantial lift (a cost of \$29,375.00). The Board discussed it for a while. David made a motion that the owners be brought in for a meeting to discuss them moving out and setting up the lift. Second was by Laura and the motion carried. The approval of this work needs to be held until the owners meet with the Board.

Via e-mail the Board approved doing additional work to the building at 2000 – 2006 CR. When the first part of the lift was done, 2006 did not have any issues. After being inspected under warranty, it was found that 2006 CR had moved substantially. There needs to be 27 piers installed at a price of \$14,600.00. The Board voted unanimously to make this part of the previous lift and do the work right away.

The foundations at 2041 – 2047 EW are in the process of being measured. Advanced stated that they have not gotten into 2045 and 2047 yet.

The foundation warranty at for 2023 CR for previous work was discussed. The previous work was at 2017 and between 2021 and 2023. At the time of the lift, the repair plan did not call for any work at the east side of 2023 CR. The building was remeasured again (2 years later) and it was noted that the east end was actually slipping. The Board discussed whether to add this to the original list as an extension of the first lift. The Board will decide on this after talking to 2026-2030 CV.

**NEW BUSINESS**

John talked about the problems with finding trailers when they are called in. The Board agreed to take some of the tow tags and assist John with this.

Judy said she would write the current newsletter. Reminders need to be added about faucet covers and proper bulk trash pickup.

David asked about the retaining wall at the side of 2070 EW. The wall is falling and the house is sliding. The Board asked John to get a price on the wall. This needs to be looked at pretty quickly.

**HOMEOWNER CONCERNS**

None present.

The meeting was adjourned at 8:41 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held January 27, 2011.

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Emily Kozar, President

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Date