

**NORTHCREST HOA**  
**BOARD OF DIRECTOR MEETING**  
April 25, 2013

The meeting was called to order at 7:00 p.m. by David McPhee, President. Board members Marilyn Duckworth, Nicholas Morris, and Roberta DeHart were also present as well as John Tarlton of Junction Property Management.

The minutes of the previous meeting were read and stand as read. Current bank balances are operating = \$14,367.19 and savings = \$63,783.53. There are no outstanding bills at this time, but there are several large projects being done. Collections were reviewed by the Board in Executive Session.

**OLD BUSINESS**

The foundation at 2049-2051 Embassy Way is under way. The fence bids are also underway. The Landscape work that was approved at the last meeting was completed last week. This bill has already been paid. A question was raised about adding a bit more sod in front of 2023/2025 Clubview. John will ask the landscapers to do this.

John discussed the annual meeting schedule. Notices have been mailed out already. The meeting is set for the 4<sup>th</sup> Thursday of May. There are three Directors up for election at that time. The front sign is still on hold after the Board looked at the pictures, but the rough cost is \$378.00 each.

John discussed the annual audit. The Draft is done and there were no adjusting entries to be made this year. All the required letters have been sent to finalize the paperwork.

A report on the work at 2025 Clubbridge was given. After digging deeper and more under the building, there appeared to be water slowly seeping from under the building. The meter was checked for usage at that time and nothing was registering. John had asked what the Board wanted to do at this point and they felt they needed to hear from the foundation company as to the next possible options for them to take.

**NEW BUSINESS**

There was no new business at this time.

**HOMEOWNER CONCERNS**

Susan Alderson (2025 CR) was present for an update on the work at her home. The owners of 2045 Clubview, 2001 Clubview, and 2018 Clubview were all in attendance as well. Renate Wollschlaeger requested that the Association allow her to extend the back

fence line to match her neighbor's yard. The Board stated that she could do this if she submitted a written request to the HOA, verified that all approvals were received by the City of Carrollton, and understood that the maintenance of the addition was the responsibility of the owner not the Association. The motion was made by Marilyn to approve, seconded by Roberta and the motion carried.

The meeting was adjourned at 8:15 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be the Annual Meeting and it will be held on May 23, 2013 at 7:00 p.m.

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David McPhee, President

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Date