

NORTHCREST HOA
BOARD OF DIRECTOR MEETING
April 26, 2012

The meeting was called to order at 6:59 p.m. by Roberta DeHart, President. Board members David McPhee, Marilyn Duckworth and Laura Spain 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 = \$26,145.01 and savings = \$106,452.05. There are no outstanding bills at this time. Collections were reviewed by the Board in Executive Session. *Collections were discussed.*

OLD BUSINESS

The foundation at 2045 – 2051 CV has been evaluated by Advanced and they have given the HOA a repair estimate for 112 piers at a cost of \$75,425.00. The timeframe for the repair is approximately 4 weeks. The Board decided to proceed with this work. As soon as John gets the contract from Advanced, then it will be approved to proceed. The foundation lift for 2024 CR was discussed as well. The Board decided to postpone action at this time due to cash flow.

The Board discussed the numerous fences replacements that have been requested. The list that the Board walked was reviewed. There were a total of 35 homes that the Board asked to get prices on repair or replacement of the fences. This price will be \$35,581.00. The Board decided that they work the sublist that John has and keep the total expenditure at a not to exceed price of \$18,000.

John discussed the concrete at the back of the homes. Several locations need to be repaired. He gave the list of locations to the Board for review. The price from NTS Contractors was \$5358.38. The Board decided to hold on about \$3200 of the work for now looking at the cash flow. The Annual Meeting notice was mailed to all the owners. There are two candidates to fill two open spaces for the Board. The meeting will be on May the 24th.

The Siding removal and replacement at 2024-2030 CR is currently being bid. The base and the trim will be sandalwood. The Board decided to go with Crossroads on the siding at a price of \$25,000.00.

NEW BUSINESS

The Board discussed Smart controllers for the irrigation controllers. The cost may be prohibitive. John reported that the pool has been reserved for a party on May the 4th.

Kevin will be working on the next newsletter. Letters from the owners were reviewed.

HOMEOWNER CONCERNS

Catherine O’Connell (2069 CV) was present to ask about removing a tree at her home. She also asked for permission to install (at her cost) a crepe myrtle in her front yard. The Board agreed to allow the owner to do this. Granger Spain (2039 CV) was present to ask about the small section of fence between 2037 and 2039 needing to be replaced. The owner rep from 2032 CR asked about the fence replacement in between the homes. This is on the agenda for the Board to decide this later tonight. Need to check the center fence at this address.

The meeting was adjourned at 8:43 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be on May 24, 2012, 7:00 p.m. which will be the Annual meeting.

Roberta DeHart, President

Date