

NORTHCREST HOA
BOARD OF DIRECTOR MEETING
July 22, 2010

The meeting was called to order at 7:05 p.m. by Emily Kozar, President. Board members David McPhee, Marilyn Duckworth, Laura Spain and Judith Thurman 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 = \$15,804.53 and savings = \$97,316.58. There are no bills currently outstanding. Collections were reviewed by the Board in Executive Session.

OLD BUSINESS

The foundation at 2001 – 2007 CV is scheduled to start on Monday. Motion was made by David to approve all the fence bids by Quality Fence. Second was made by Laura and the motion carried.

The audit is proceeding with the Auditor. The cottonwood at Embassy Way was discussed again. The Board directed that a letter be sent to the owner that if the tree is not removed by August 15 then the HOA will remove the tree and charge the cost plus the administrative costs for the removal. Judy stated she would call environmental services about the tree. The owner of 2037 EW says that his insurance should pay for his repairs to start at the end of August. Judy stated that the city felt that the work should have started by July 1. The City of Carrollton needs to address this.

The Board reviewed the bids from the three contractors for pool repairs. Judy made a motion that we use Ranger Pool Service for the pool repair using the Oklahoma Flagstone coping at \$14,755.00. The motion was seconded by Laura and the motion carried. The work should be scheduled to begin September 7th.

NEW BUSINESS

The drain at 2008 CR needs to be addressed. The Board requested that the seal plate be re-sealed. A drain installation is not to be done at this time. The email from Ava Cross was reviewed by the Board.

John received a bid on the next siding building. The price from Classic Construction was \$27,600.00 for a style with “shake” material. The Board discussed the installation of the shakes and of leaving the material flat. This will be looked at later in the year.

HOMEOWNER CONCERNS

Granger Spain (2039 CV) was present, but did not have anything specific to present to the Board.

The meeting was adjourned at 9:13 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held August 26, 2010.

Emily Kozar, President

Date