

**NORTHCREST HOA**  
**BOARD OF DIRECTOR MEETING**  
September 27, 2012

The meeting was called to order at 6:58 p.m. by David McPhee, President. Board members Kevin Kasper, Nicholas Morris, Marilyn Duckworth, 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 (SW) = \$91,455.01, operating (MoO) = \$16,596.94 and savings = \$16,740.69. 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 is just about completed. The holes have not been back filled pending the Board's decision on the plumbing. The repair took right at four weeks. The plumbing bid is very substantial, approximately \$25,000 - 37,000 depending on what the Board decides. Kevin made a motion to allow the work if Halshall will do all the work for \$32,000 or less. Second was by Roberta and the motion carried. Several calls have been made for warranty. John was allowed to have needed inspection done. 2030 CR inspection was not a true warranty issue, but a concrete repair would do the trick. Motion by Kevin to get an estimate to have the porch removed and re-poured properly. Second was by Roberta and the motion carried.

Bank account move has been completed. The smoker seems to be coming and going. The budget for 2013 will be coming out soon.

The electric meter at 2035 CV has been completed. Roberta has walked property looking at the dirt around the foundations. The homes at 2030 CV, 2039 CV, and 2023 CR all need to have fill dirt added. We need to find out the prices on clean fill dirt and see if the HOA can afford this.

The next building for landscape upgrades would be 2037 – 2043 CV. The Board wants to look at the cost, but they are concerned about the availability of funds. John is to get the cost of the last building for estimates.

**NEW BUSINESS**

Pool closing was discussed. The Board decided to close the pool no later than October 15<sup>th</sup>. Letters from owners were discussed.

## **HOMEOWNER CONCERNS**

Judy Thurman (2035 EW) asked if she could install brick around her tree in front of her home. The bricks would be versa lock material. She also wants to install lirioppe. The Board approved her request with a motion by Roberta and seconded by Kevin. The motion carried. Granger Spain (2039 CV) asked why his tree was removed and he was not informed. John had already discussed this with him on the phone. He also wanted to know about the installation of landscaping. John had also told him that the Board was already looking at completely replacing the landscape at their building. Laura Spain (2039 CV) asked about the HOAs feelings about her installing solar panels at her home. The policy was reviewed by the Board. Laura was told they would need to present a written request to the Board.

The meeting was adjourned at 8:51 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be on October 25, 2012 at 7:00 p.m.

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David McPhee, President

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Date