

NORTHCREST HOA
BOARD MEETING
April 24, 2014

The meeting was called to order at 7:00 p.m. by Vice President Marilyn Duckworth. Judy Thurman and Tina Cash were present. John Tarlton representing Junction Property Management was also present.

The minutes of the previous meeting were read and stand as read. Current bank balances are operating = \$8,894.64 and savings = \$59,946.15. There are no outstanding bills at this time. Collections were reviewed by the Board in Executive Session. *Collections were discussed. Johnny Miller at 2058 Embassy Way filed suit against the HOA to stop collections. The case was continued from trial until May. The Board authorized John to make a payoff offer to 2003 EW and 2058 EW. The offer was made to 2058 and John left a message for 2003. No reply has been received from either.*

OLD BUSINESS

Lawrence Brothers Construction is working on getting the material for the siding replacement. This should commence in the next week.

The next building to be evaluated for a foundation lift is an old lift that was skipped in 2010. 2017-2023 CV price was lowered to \$2300 and the cost of 2012 EW would be \$5375.00 Advanced submitted a proposal for what they were able to review. Tina made a motion to move forward with the foundation lifts at 2017-2023 CV and 2012 EW. Judy seconded the motion and it carried.

The Annual audit is with DeVolt and Company. The audit is in process.

John discussed the brick at 2057 EW. The brick is no longer made, but we were able to complete the work with the material we have.

Sod is ordered and will be installed on Monday. John has already asked the irrigators to change the time clocks. None of the other landscape companies have responded to the bid requests, so John showed the Board what was received. The Board reviewed the numbers and the prices (\$22,305.00). Motion was made by Judy to do the work as paired down (approx \$20,100). Second was made by Tina and the motion carried.

The ARC request from 2059 EW to do several changes to his home was tabled until the plans that were previously requested could be received. The Board expressed concern that plumbing work was being done at this home this past week.

NEW BUSINESS

Annual meeting prep was discussed. The candidates for the elections will be the positions held by Marilyn and Nicholas with the appointed position held by Tina also being elected but for only a one year term.

The owner at 2011 Embassy Way asked the Board to reimburse them for replacing their fence. They decided to do this work prior to getting a reply from the Board. After discussing this issue, the Board decided that at this time they would authorize a reimbursement when the home's fence would normally come up for replacement at the cost necessary to replace the fence (which probably would be summer of 2015). Motion was made by Tina and seconded by Judy. The motion carried.

HOMEOWNER CONCERNS

Dee Tagliavia (2053 CV) was present. Jean Hillard (2070 EW) asked the Board if they could inform the owners about turning on their carport and front porch lights. She is having issues of vandalism at her home. She also wanted to get on the fence list as well. Geraldine Augustyn (2001 CV) asked about the swimming pool. She requested that the Board not send the pool code on a post card. The Board discussed this. Roberta DeHart (2010 CR) was present as well.

The meeting was adjourned at 8:54 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held on May 22, 2014 at 7:00 p.m.

Kevin Kasper, President

Date