

NORTHCREST HOA
BOARD MEETING
September 26, 2013

The meeting was called to order at 7:00 p.m. by President Kevin Kasper. Judy Thurman Nicholas Morris, Tina Cash, and Marilyn Duckworth 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 = \$9,801.13 and savings = \$72,837.16. 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 attorney has answered the suit for the Association. The case is set for a hearing on November 21, 2013. John presented an offer to clear the balance at 2310 CG. He will report back to the Board. A request to waive the late fees for 2028 CR was denied earlier in the month by an email vote of the Board.*

OLD BUSINESS

The remainder of the fence bids is on hold until later in the year. The Board needs to watch the cash position of the HOA. The new sign was supposed to be installed yesterday, but there were some delays with the installation. John is meeting with the sign guys tomorrow and showing them the location. Electric and stone work is set for next week. Judy asked if we could set the electric on a temp pole. John stated he would talk to the electrician about it

The tree at 2039 Embassy Way was installed by Judy. Judy is watering it so it will survive. The tree at 2039 Clubview still needs to be discussed with the owner. Kevin will be talking about it.

John brought up painting of the building at 2045-2051 Clubview is on hold waiting on cash to build up. A motion was made by Tina and seconded by Judy to proceed with the painting. The motion carried.

The 2043 Clubview's "I" beam installation is completed. We had to cut the step out at the door to get the "I" beam installed and the step is being re-poured. The owner wanted a handrail installed, but John did not have this done since there was not one there before the step was removed, it was in the backyard, and would therefore be the owner's responsibility.

The Foundation for 2057 – 2063 Embassy Way is on hold until January so the Association can build up funds to pay for the work. John gave out the foundation list again and discussed the building that is on the top of the list (2017-2023 Clubview) but was skipped in 2010 since the owners would not cooperate with the inspectors. Owners in this building are now asking questions again. Marilyn made a motion to get the building evaluated. Tina seconded the motion and it carried.

Tina requested that the lift at 2057 – 2063 EW be bid by another vendor. Tina made a motion to have another bid on the building. The second was given by Nicholas and the motion carried (4-1).

NEW BUSINESS

John sent the proposed budget for 2014 to the Board earlier so they could review it. The Board looked at the various items that need to be done in the community. Tina made a motion to increase the dues to \$178.00 per month for the 2014 fiscal year. There was no second, so the motion died for lack of a second. Marilyn made a motion to raise the dues to \$180.00 per month and it was seconded by Judy. The motion carried (3-2).

A community garage sale was requested to be held. John had sent this to the Board for review and they wanted to discuss it at the meeting. The Board allotted the date of October the 26th as a suggested date for a community garage sale. Residents wanting to participate will need to develop and place their own advertising signs and set up the sale in their own carport. The motion was made by Tina and seconded by Marilyn and the motion carried.

The Board discussed newsletter items. They also discussed letters from the owners. The Board reviewed an ARC request to install a hot tub at 2061 CV. The Board approved the request provided that the hot tub would not be installed under the roof line, the concrete poured to support the hot tub would be the responsibility of the owner, the fence dismantling and replacing for the installation of all components related to the hot tub would be the responsibility of the owner, and the use of the tub cannot be seen above the fence line.

Judy asked if the Board would consider putting a large stone in the alley at the SW corner of 2018 Clubview to help protect the sprinkler system and lawn from vehicle traffic.

HOMEOWNER CONCERNS

Cathleen O'Connell (2069 CV) was present at the Board meeting. She asked if the community had any ideas on handling rats on the property. The Board gave her several options to consider. David McPhee (2068 EW) was also present to watch the meeting.

The meeting was adjourned at 9:17 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held on October 24, 2013 at 7:00 p.m.

Kevin Kasper, President

Date