

**NORTHCREST HOA**  
**BOARD MEETING**  
January 4, 2018

The meeting was called to order at 7:00 p.m. by President Kevin Kasper. Marilyn Duckworth, Wendy Reynolds, Roberta DeHart, and Geraldine Augustyn were present. John Tarlton representing Junction Property Management was also present.

The minutes of the previous meeting were sent to the Board via Email earlier and stand as read. Current bank balances are operating = \$15,044.76 and savings = \$105,585.08. There were no outstanding invoices at this time. Collections were reviewed by the Board in Executive session.

**OLD BUSINESS**

All Level Concrete Raising seemed excited about the possible work at the HOA and is working on their bid, but they have not gotten back with a price. It may be best to see what the next walk through shows. Kevin suggested bringing the list to the annual walkthrough. With a motion by Wendy and a second by Marilyn, the Board decided to replace the raised section of concrete at the pool and cut the root to the tree. The motion carried.

The foundation work at 2033-2035 Clubview is being bid. We are waiting on the price. Advanced stated they have completed the evaluations, but the bid has not gotten to us yet. The plumbing repairs that the owner needs to do at 2034 CR still have not been completed. John instructed Advanced to have the exterior holes filled in and remove the excess dirt. The owner is not letting them in the house to re-fill the interior. The Board directed that John send a letter warning the owner of the issue to not getting his plumbing repaired and give them two (2) weeks to complete the work. The two week time frame should work in the future.

The artificial grass was discussed. The sample that was suggested cannot be found. John asked for permission to use a different variety. The Board agreed. Prices will be forthcoming.

With the new budget year, the Board discussed the installation of a Northcrest HOA sign at the end of Embassy Way. The Board decided to pursue the signs for the meetings (redone with new sign material) and to install sign toppers for the street signs.

**NEW BUSINESS**

The next annual walk of the community was scheduled for February 10, 2017 starting at 9:00 a.m. The Board will meet at the pool and start their walk from that point. We need to start pricing the last years landscaping with the new landscape company.

When the annual meeting is held in May, John will work on reserving the Library. He has been told that the room “outside” of the main library doors can be reserved up to 90 days in advance.

The annual audit was discussed via email. Wendy pursued and received three additional bids to be considered by the Board. The Board voted to engage Canady and Canady, PC at a price of \$1850.00 for the audit. They will also do the taxes for the Association.

**HOMEOWNER CONCERNS**

Jennifer Fix (2064 EW) was present to observe the meeting.

The meeting was adjourned at 8:20 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held on January 25, 2018 at 7:00 p.m. at the offices of Junction Property Management.

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Kevin Kasper, President

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Date