

NORTHCREST HOA
BOARD MEETING
2815 Valley View Lane #101, Farmers Branch, TX 75234
April 27, 2023

The meeting was called to order at 7:02 p.m. by President Judy Thurman. 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 = \$82,870.36 and savings \$49,346.29. There were outstanding invoices at this time totaling \$86,735.66. Collections were reviewed by the Board in Executive session. *Owner's accounts were discussed. There are only 3 accounts of concern at this time. The Board reviewed their status.*

OLD BUSINESS

The foundation at 2017 – 2023 Clubridge is waiting for the plumbing work to be completed. The Board walk through was completed in good time and John is working on work orders and plant prices. The Board discussed the sprinkler companies that replied and selected DR Irrigation to do the work at the HOA.

The warranty work at 2043 Clubview was discussed. The Board approved to tunnel to the piers that needed to be adjusted. John will inform Advanced Foundation. The motion to approve this was made by Roberta and seconded by Gerry. Motion carried. The Board also discussed the annual meeting prep. Judy will come to Junction's office to review the work completed in the last year.

NEW BUSINESS

The Board reviewed the landscape bids that John presented. Of the six companies that bid the work, the Board decided to change to ProLeaf Landscaping effective June 1. They also discussed options to get the plant material installed from the walk through. John reported that none of the vendors wanted to bid the work until they knew if they were getting the maintenance contract. He presented a bid for the HOA to get the materials and have Junction supervise day labors to install the material. The price of \$6021.00 was approved with a motion by Judy and second by Gerry for the quantities listed on the proposal.

The Board also approved three pallets of sod instead of two and the use of three ton of rock in areas that do not receive enough sunlight. This will be done with the day labors.

HOMEOWNER CONCERNS

Derek Glatz (2004 CR) was present to observe the meeting and ask about the dirt under his home. The porch at 2000 Clubridge needs to have the brick work done. The Board approved replacing it.

The meeting was adjourned at 8:13 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be the Annual Meeting and will be held on May 25, 2023 at the HOA Pool.

Judy Thurman, President

Date