

**NORTHCREST HOA**  
**BOARD MEETING**  
2815 Valley View Lane #101, Farmers Branch, TX 75234  
June 22, 2023

The meeting was called to order at 7:01 p.m. by President Roberta DeHart. Judy Thurman, Marilyn Duckworth, 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 = \$12,017.72 and savings \$19,504.61. There were outstanding invoices at this time totaling \$30,855.00. Collections were reviewed by the Board in Executive session. *Owner's accounts were discussed. There are 6 accounts of concern at this time. The Board reviewed their status.*

**OLD BUSINESS**

The Board discussed the new landscaper and the things that we need to have them adjust. John was instructed to go over these things. John updated the Board on the status of the dues increase letters. All of this will start as of July1, 2023

The warranty work on 2043 Clubview has been completed. The siding replacement the Board approved for 2018 and 2020 Clubview walls was completed. John asked the Board to check the work and see if this is a project that they would like to look at doing long term. The new irrigator needs to check the head at 2055 Embassy Way.

**NEW BUSINESS**

John informed the Board of the Board videos that are linked to the Junction website. He also discussed a number of homes that have wind damage from the recent storms. The Board suggested a letter to the owners about checking their roofs. And they wanted to add info about using the maintenance requests to get work done on the homes.

John discussed the locations he has brick repairs scheduled. The Board is to review the HOA website and see if we still need it for the maintaining the State Laws about posting the Docs. At this time, the Board feels that they should not make any changes at this time.

The Board reviewed letter from the owners. After discussing, the Board requested John to get a price on a handrail for the top of the retaining wall at 2038 Clubridge. The motion was made by Gerry and seconded by Judy. The motion carried.

**HOMEOWNER CONCERNS**

Derek Glatz (2004 CR) was present to observe the meeting and ask about the brick repairs that need to be done at the patio wall and side wall of the house. Greg Spanko (2031 CV) came to the meeting to ask about items that were brought up at the annual meeting. Roquel Cunningham (2037 EW) was present to observe the meeting. She did ask about the schedule of the landscaping and how to access the pool.

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 held on July 27, 2023 at the offices of Junction Property Management.

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Roberta DeHart, President

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Date