

NORTHCREST HOA

BOARD MEETING

2815 Valley View Lane Suite 101, Farmers Branch, TX 75234

January 25, 2024

The meeting was called to order at 7:00 p.m. by President Roberta DeHart. Judy Thurman, Geraldine Augustyn, Marilyn Duckworth, and Greg Spanko 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 = \$34,848.54 and savings \$13,524.95. There were no outstanding invoices at this time. Collections were reviewed by the Board in Executive session. *Owner's accounts were discussed.*

OLD BUSINESS

The Foundation list was reviewed. No action by the Board until there is substantial rain and homeowner watering could be verified. The Association is also waiting for funds to do the work. TruGreen is done for the fall and will be doing a treatment in February for pre-emergent.

Suburban Building Service installed the handrail at 2035 Clubbridge. All the locations for dirt have been filled as well as some washout areas along the gully. The multiport valve for the pool was replaced.

NEW BUSINESS

The Board approved the removal of the two trees at 2075 CV by Dallas Arbor Care. The motion was made by Greg and seconded by Marilyn. John will have this work done. The Board discussed freeze issues around the community. At this time the Board took no action in regard to the Hardi siding at 2018 CV. The did approved John getting the attorney to draw up a STR and leasing policy for the Association.

In executive session the Board voted to hire University Pools to service the pool starting March 1 and Client First Landscape to handle the lawn work starting the same day.

The Board instructed John to get the cost of the Hardi work at 2004 CR. They will decided if they want to do the work after they see the bids.

HOMEOWNER CONCERNS

Gina Rudd (2020 CR) was present to ask about leaf pick up in the community.

The meeting was adjourned at 8:21 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held on February 22, 2024 at the offices of Junction Property Management.

Roberta DeHart, President

Date