

NORTHCREST HOA
BOARD MEETING
2815 Valley View Lane Suite 101, Farmers Branch, TX 75234
October 26, 2023

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 = \$12,647.63 and savings \$3,520.23. There were outstanding invoices at this time totaling \$1,069.93. Collections were reviewed by the Board in Executive session. *Owner's accounts were discussed. There are 5 accounts of concern at this time. The Board reviewed their status.*

OLD BUSINESS

The Foundation list was reviewed. No action by the Board until there is substantial rain and homeowner watering could be verified. Owner provided an engineering report that showed no foundation work needed at this time.

TruGreen is scheduled to start in the coming week. They will do Fall and spring applications. The Budget was approved the proposed budget with an 8% increase in the dues. Motion was made by Geraldine and seconded by Judy. Motion carried.

The Board selected Suburban building service to install a handrail at 2035 Clubridge. John will have the work done.

NEW BUSINESS

The Board discussed the length of the Board making decisions. Several items of concern to Gina Rudd were reviewed by the Board. They discussed these with her but there was no action taken at this time. The Board discussed violations on the community and that stricter enforcement was needed.

Roberta asked about some brick repair that was needed at CR. John will send the tuckpoint brick guy to address it.

HOMEOWNER CONCERNS

Gayle McCuin (2023 CV) on the Zoom call observing. Derek Glatz (2004 CR) asked about his fence and some concerns on his foundation. Gina Rudd (2020 CR) was present to go over item listed in New business.

The meeting was adjourned at 8:048 p.m. This represents the actions of the Board of Directors at this time. The next meeting will be held on December 7, 2023 at the offices of Junction Property Management.

Roberta DeHart, President

Date