

Newberg Crest Homeowners Association

Annual Meeting September 24, 2014 @ Snohomish Fire Station

Opening:

The annual meeting of the Newberg Crest Homeowners Association was called to order at 7:05 PM.

BOARD MEMBERS PRESENT:

Lee Briggs	President	Karen Smith	ACC Chair
Ken Ploeger	Vice President	Luke Webster	MC Chair
absent	Treasurer		
Kathleen Del Sesto	Secretary		

HOMEOWNERS PRESENT:

Lots: 2,3,4,10,12,13,15,102,103,104,125,126,133,134,136,137

Proxy: 9,11,14,118,119,120,121

Agenda of the meeting was as follows:

- Board summary of the year
- Review the actions from the 2013 meeting
- Financial summary
- ACC and MC Summary
- Election of new officers (President, Secretary)
- Open Discussion and Questions

Introductions

The meeting started with introductions from Lee and then went around the room where members present introduced themselves. There were three new association members present and they were warmly welcomed. The agenda was reviewed, a request made for other items that may need to be added, and then the Board continued with the meeting.

BOD Summary of Fall 2013-2014

- Lee reviewed the newsletter which contained the summary of Board of Director meetings over the last year. Copies of each month's minutes are available on the Association's website - www.newbergcresthoa.org

Financial Review

- Treasurer, Dave Dobbelaar, was not present; however, Lee reviewed the 2014 financials with the members in attendance. A question was raised as to why there were still dues owed and other fees not collected. The amount of dues owed are past due from Lot 116 for the years the home has been in foreclosure. This situation has been a continuing restriction on the Associations ability to collect past dues as a well as the road damage fees assessed from dump trucks bringing fill to the same lot. The Board continues to send notices and maintain liens against the property.

ACC Summary

- Each Board meeting ACC applications are reviewed. This past year the ACC and Board reviewed and approved two new homes and many other landscaping or home improvements. ACC applications are found online at www.newbergcresthoa.org

MC Summary

- The new community mailbox stands are now in place. The Snohomish Post Office holds the individual key sets for home and property owners. Please bring your license indicating your Newberg Crest address OR proof of ownership with Newberg Crest address to collect your key set. The Board will NOT be holding any keys for association members who have not picked up their set

from the Post Office. If you need instruction as to how to use the Parcel box, please refer to the notice sent by the Post Office or see a copy online at www.newbergcresthoa.org / meetings

Questions

- **Snow Removal:** The association is not responsible for removing snow on the roadways or calling for snow removal. Based on several legal incidents at other associations, it was found that the best practice for the Association is to remove itself from possible legal action.
- **Cleaning of Culverts Association Owned:** At the next Board Meeting, the maintenance of the Association owned culverts will be discussed and a date for maintenance determined.
- **Action item – ditch created near new mailboxes/newspaper stand:** An action item has been added regarding a ditch that has been created due to the consistent driving up to collect newspapers or waiting for school buses. The Board will discuss remedies at its next meeting.

Election of Officers

- There one nomination for President – John Moss. John was voted in President for the next two years ending 2016.
- There were no nominations for Secretary. In the absence of any nominations or voiced interest, Lee Briggs volunteer as Secretary for the next two years ending 2016.
- Karen Smith agreed to remain chair of the ACC. With Todd Kane as a member. Others interested in becoming members of the ACC, please contact the Board of Directors.
- Luke Webster is stepping down as Maintenance Committee Chair. There were no volunteers for Chair. Other members of the MC include Richard Getz. Luke agreed to carry on for the next three months until the Board could replace him.

The meeting was adjourned at 7:43 pm.

Immediately following the Special Meeting to consider two changes to the By-Laws as requested by the Association at last year's Annual Meeting, opened at 7:45pm.

There was no quorum – the meeting was not officially conducted and immediately closed.

Next Board Meeting – Wednesday, October 15, 2014 – Snohomish Haggen's 7 – 8pm

Respectfully submitted, September 30, 2014, by outgoing Secretary Kathleen Del Sesto.