

Newberg Crest Homeowners' Association

Annual Meeting September 30, 2015 @ Snohomish Fire Station

Opening:

The annual meeting of the Newberg Crest Homeowners Association was called to order at 7:14 PM after a quorum was confirmed.

Board Members Present:

President
Vice President
Secretary Pro Tem

Not Present

Secretary
Treasurer

Homeowners Present:

Lots: 2,4,6,10,12,15,16,102,104,108,125,136,137
Proxy: 3,9,11,13,14,118,119,120,121,133'

Agenda of the meeting was as follows:

- Board summary of the year
- Review the actions from the 2014 meeting
- Financial summary
- ACC Summary
- Election of new officers (Vice President, Treasurer)
- Open Discussion

Introduction

The meeting started with introductions from John and then went around the room where members present introduced themselves. We reviewed the agenda and asked if acceptable and meeting continued.

Board of Directors summary of last year

John asked the members to review the newsletter which contained the summary of activities that the board had worked over the last year and then quickly provided a summary including four outstanding items: staining logs at the gate, powder coating gate, assisting south gate, and culvert cleaning.

Review outstanding Actions

- Same as above.

Financial Review

- John Moss provided a review of the budget in the absence of the Treasurer Dave Dobbelaar
- He drew attention to the lower expenses than budgeted based on lower paving and gravel costs. He indicated that the road maintenance will continue to be the largest budget item in the future.
- Gordy Jennings asked if the landscape costs could be reduced by member volunteers. After discussion, it was agreed that contracting was appropriate.
- Brian McMahan suggested that the amount budgeted for gravel was not needed in lieu of paving.
- The president reported that the 2016 budget was preliminary and that the gravel budget would be removed.

ACC Summary

- ACC Chair Karen Smith was absent. John Moss reviewed the ACC activities for the year.
- John complemented the community on the very positive results of the Board's check list.

Maintenance Committee Summary

- John reviewed the maintenance committee summary.
- Richard and Nora Riley-Getz reported a significant problem with water flowing onto their property and causing moisture seepage into their home. Discussion followed regarding the placement of culverts and the need to address the problem before winter rains. Ken Ploeger agreed to meet with Richard and Nora to investigate the situation and attempt to provide solutions.
- Ken Ploeger reported that culvert cleaning is delayed because of higher costs than anticipated. He is researching alternatives.
- Marcella Grondahl requested consideration of additional landscaping material at the main gate. She and Nora will bring a recommendation to the next board meeting.
- Discussion followed regarding the planned paving of 161st in 2016. Those in attendance were supportive of the project and its' budget.
- Luke Webster reported on recent repairs to the signal receptor on the gate. He indicated that the backup batteries currently in place are obsolete and the gate units will need to be replaced sometime in the future when the batteries fail.

Election of Officers

- Ken Ploeger agreed to be Vice President for another term. He was elected by unanimous vote.
- Dave Dobbelaar opted not to be treasurer for another term. John asked for volunteers. Brian McMahan volunteered and was voted in as Treasurer for the next two years ending 2017.
- 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.
- Richard and Nora Riley-Getz volunteered as co-chairs of the maintenance committee. Richard and Luke Webster agreed to share the gate details with each other.

Open Discussion

- No motions for action were presented.
- Ken Ploeger agreed to provide early information about paving so that members wishing to engage the contractor for private work will have an opportunity to do so.

The meeting was adjourned at 8:04 pm.

Respectfully submitted, September 30, 2015, by Carolyn Moss (filling in for Lee Briggs)