

Newberg Crest Homeowners Association Board of Directors Meeting Minutes

DATE/TIME: July 24th, 2025
7:01 p.m.
Zoom meeting

BOARD MEMBERS PRESENT:

Kelly Raymond-Hicks	President
Sunny Larway	Vice President
Stefano Malnati	Treasurer
Alison Wishart	Secretary
Pam Myers	ACC Chair
Jordan Hicks	MCC Chair

HOMEOWNERS PRESENT:

None.

ESTABLISHMENT OF QUORUM/CALL TO ORDER:

A quorum was established, and the meeting was called to order by President Kelly Raymond-Hicks at 7:01 p.m. on Zoom.

APPROVAL OF MINUTES:

Minutes of April 3rd, 2025 meeting were approved prior.

UNFINISHED BUSINESS:

- Lot 121 remains unpaid for 4th year.
- Lien process starting on Lot 121. Stefano overseeing process with Lawyer.
- Still awaiting bid from Sal's Landscaping on cost to do mowing on sides of all public HOA roads; however, homeowners have filled that gap. Cost would likely exceed the yearly annual HOA budget just for landscaping.
- After receiving 2 bids, Board voted on declining on updates to gate callbox at this time that would include cameras due to the need for Wifi, gate house and high overall cost.

NEW BUSINESS:

- Owners have voiced concerns over soliciting. Jordan to obtain “No Soliciting” sign for gate/front.
- Concern over no lighting at mailboxes was voiced. Solar lighting of some sort will be investigated for mailbox area.
- NCHA Annual meeting to be scheduled in September.
- Concerns were brought up about safety concerns with school buses at gate. Etiquette on School bus safety to be included on NCHA Annual meeting sent out.
- Budget for 2026 discussed and decided most will go to repairing roads and possibly fixing 2 humps on main road after owner complaints.

ACC:

- None.

HOMEOWNER'S COMMENTS:

- None received.

ADJOURNMENT:

Meeting adjourned at 7:35 p.m.

Respectfully submitted August 3rd, 2025 by Alison Wishart.