

Newberg Crest Home Owners Association

Meeting Minutes Board of Directors

Date/Time: December 11, 2012 @ 5:30PM - Snohomish Haggen's Cafe

BOARD MEMBERS PRESENT:

President	Lee Briggs
Vice President	John Moss
Treasurer	Brian McMahan
Secretary	Kathleen Del Sesto
ACC Chair	Karen Smith

Agenda

The agenda for the meeting consisted of approving November 20th minutes, review 2013 budget and proposed reserve funds, evaluate proposal to increase dues, discuss main gate maintenance and back up unit, and examine ACC application.

Meeting Discussion:

- Motion to approve 11/20/12 BOD Meeting minutes made and approved.
- Brian presented 2013 budget and option budget reflecting ten percent increase in dues. Discussion ensued regarding budget items, specifically gravel road maintenance costs versus paving the gravel section of 161st Ave NE. Brian recommended three defined reserve funds as part of 2013 budget. Due to the road maintenance expenses, the Board approved dues increase of ten percent and the proposed 2013 budget with the defined reserve funds. The board also approved the paving of north end gravel road in 2013.
- Brian and Kathleen will draft letter to the association expounding on the necessity of increase. Draft will be forwarded to the Board for approval by 12/14/12.
- UPS acquired in addition to front entrance gate mechanism maintenance.
- Karen shared the ACC submission for lot 7. Board approved contingent upon the property owners consider including the veiling of the camping trailer.
- Gate code will be changed effective 1/6/13. Notice via email will be forwarded to association by the Secretary.
- Board approved including the expense of road repair at corner of south 159th and private drive to lots 115 and 116 in total of past dues, fines and fees to Wells Fargo regarding lot 116.
- Finalized NCHA survey regarding By Laws and meeting attendance. Action items:

Meeting adjourned at 6:40PM

Next meeting set for Tuesday, January 14, 2013, 5:30PM at Snohomish Haggen's Cafe.

Respectfully submitted December 11, 2012, by Kathleen Del Sesto