

Newberg Crest Homeowners' Association

Annual Meeting September 25, 2013 @ Snohomish Fire Station

Opening:

The annual meeting of the Newberg Crest Homeowners Association was called to order at 7:01 PM after a quorum was confirmed.

BOARD MEMBERS PRESENT:

Lee Briggs	President
John Moss	Vice President
Brian McMahan	Treasurer
Kathleen Del Sesto	Secretary

HOMEOWNERS PRESENT:

Lots: 1,6,12,13,15,16,101,102,103,104,106,107,108,110,112,124,128,131,132,133,134,137

Proxy: 8,9,10,11,14,109,111,118,119,120,121,136

Agenda of the meeting was as follows:

- Board summary of the year
- Review the actions from the 2012 meeting
- Financial summary
- ACC Summary
- Election of new officers (Vice President, Treasurer)
- Solicit feedback from Luke Webster proposal on the compliance checklist
- Open Discussion

Introduction

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

BOD Summary of last year

- Lee 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. Several questions were raised on the May 18th compliance check and deferred the discussion to later in the meeting.

Review Actions from the 2012 Meeting

- No formal review of the Action Items was conducted. Lee reminded everyone that during the 2012 Annual meeting that the members all asked the BOD to publish the ACC checklist and perform a compliance check

Financial Review

- Treasurer Brian McMahan was not present at the time and Lee informed the members that the BOD chose not to spend the entire allocated money set aside for road repair due to the following three reasons: 1. We had to repair the culvert in Feb, 2. The gravel at the end of 161st was in good shape and 3. JD Asphalt's assessment of what repair was needed was less than forecasted. Question was raised if the BOD thought about a special assessment. Lee answered by stating that the BOD did discuss that and decided it was not needed due to item 2 & 3 above.

ACC Summary

- ACC Chair Karen Smith reviewed the list of submittals for the year.

Election of Officers

- There were two nominations for Vice President. One for Luke Webster and one for Ken Ploeger. Both provided a quick explanation of why they would be a good for the position. Ken Ploeger was voted in as Vice President for the next two years ending 2015.
- There were two nominations for Treasurer. One for Luke Webster and one for Dave Dobbelaar. Before each could provide an explanation why they would be good for the position, Luke conceded his nomination and volunteered to lead the Maintenance Committee. David Dobbelaar was voted in as Treasurer for the next two years ending 2015.
- 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.
- Other members of the MC include Richard Getz.

Compliance Checklist Proposal from Luke Webster

- Luke provided a proposal of changes to the recently approved amended CCRs, By-Laws and ACCs.
- Proposal 1 was to remove CCR 6.1b concerning the storage of boats, cars, trucks, campers, RV's in open view.
- Proposal 2 was to modify ACC 2.23 & 2.27, as well as rework CCR 6.1, regarding recreational play/sports equipment and allow all sports equipment so long as they are not in a dilapidated, dysfunctional, or unsightly condition.
- Proposal 3 was to modify ACC 2.5 to remove reference to screening of Air Conditioning/Mechanical equipment.
- The discussion that ensued was a productive exchange of ideas, emotions and opinions which ended with a goal of meeting as a board and team of association members to draft those changes with which to present to the community. Over the next several months, the team will work together to create a working draft for consideration. PLEASE check the www.newbergcresthwa.org for Board Meetings and attend if interested.
- A motion made, and passed to readdress the CCRs & ACCs based on Luke's proposals. The BOD took an action to address the proposals and put together a draft for the association to review by March 2014.

Open Discussion

- A question was raised regarding the number of proxies a single member should have. Currently, there is no limit on the number.
- A motion was made, and passed to modify the number of proxies an owner can have to three (3). This will require a change to the By-Laws.

The meeting was adjourned at 9:00 pm.

Respectfully submitted, September 30, 2013, by Secretary Kathleen Del Sesto.