

Newberg Crest Home Owners Association

Meeting Minutes Board of Directors

Date/Time: June 14, 2017 @ 6:58 PM. Haggens, Snohomish

BOARD MEMBERS PRESENT:

John Moss	President
Brian McMahan	Treasurer
Kacey Kemp	Vice President and ACC
Luke Webster	Secretary

HOMEOWNERS PRESENT:

Fred Burner	Homeowner
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ESTABLISHMENT OF QUORUM/CALL TO ORDER

A quorum was established and the meeting was called to order by President John Moss at 6:58 PM.

Prior Meeting Minutes:

- April 12, 2017 meeting notes were approved.

Finance Report:

- At time of meeting 2 lots 2017 dues are still outstanding
- Current balances
 - Checking: \$35,458.66
 - Savings: \$7,703.89
- Last bill from landscaper received in January
- Treasurer is in process of selling house and will likely vacate position within next couple of months

Old Business:

- Front gate ongoing repairs and maintenance
 - Gate opener and Opticom functioning and fully paid
 - Discussed possible option of replacing failing logs with aluminum boxes wrapped with vinyl sign that would appear like logs. This would require additional work to be coordinated for log removal, filling holes in masonry, and installing a steel support beam. The estimate for the boxes and sign is \$3,000+ before additional work.
- North gate keys delivered to members north of culvert

New Business:

- Decided to send email to members to conduct self-assessment in lieu of spring inspections
 - Timber slash piles and debris on lots 4, 6, and possibly 7 and 8
 - Fred Burner provided information on the timber slash piles on the open track behind lots 4-8 and followed up on email identifying non-conformity on lot 4.
 - The timber slash piles on open track violated rules regarding proximity to residences. Timber company will spread out violating piles when out in community for new harvest.
 - Board agreed based on provided evidence that the rear of lot 4 is violating Article 6.1 (a) of the CCRs
- Exterior Maintenance by Owners - Each Lot and the improvements constructed thereon shall be maintained by the Owner in a neat, clean and attractive condition at all times. a) Refuse: All Lots shall be kept free of debris. All refuse shall be kept in sanitary containers concealed from the view of other Lots; the containers shall be regularly emptied and the contents disposed of off the Property. No grass cuttings, leaves, limbs, branches, and other debris from vegetation shall be dumped or allowed to accumulate on any Lot, except that a regularly tended compost heap shall be permitted if the compost heap is concealed from the view of other Lots.**
- In addition to lot 4 it was also agreed that lot 6 was also violating Article 6.1 (a) and possible lots 7 and 8 as well. A board member will check lots 7 and 8 from the road to confirm.

- The board will be drafting a letter notifying lot owners 4 and 6 of the violation and will request rectification by removing debris followed by returning to as natural state as possible or landscaping area. Lots 7 and 8 will receive notices as well if determined to be in violation.

ACC Report:

- Lot 119 – Build single car garage and pool was approved
- Lot 11 – Garden, landscaping and fence is in review
- Lot 5 – Deck and gazebo in review

MC Report:

- Board agreed to schedule brush cutting on 159th
- Paving estimate will be reviewed and next steps determined

New Action Items:

- Luke – Send email to owners asking for volunteer to be intern Treasurer
- Brian – Call landscaper to determine status
- Skyeler – Check gate as John believes there was a broken part laying around gate
- Skyeler – Provide road repair estimates
- Luke – Draft email requesting self-assessment for Spring inspections
- Luke – Draft email for lots violating Article 6.1 (a) of CCRs
- John – Follow up with Skyeler to schedule mowing

Next Meeting:

- The next meeting will be July 12th at 7 PM, Snohomish Haggens.

Meeting Adjourned at 8:01PM

Respectfully submitted June 19, 2017 by Luke Webster.