



Interested NLHA Board Members Meeting

Thursday, March 5th, 2026

6pm – Clubhouse

Introductions: Present at the meeting, Carter Gooch, Valarie Duff, Lauren Jost, Erin Dunlap, Rick Hayes, Nicki Hilke, Stacey Howard, Alex Mizenko, Lisa Good

Reviewed Board Roles & Responsibilities: Erin Dunlap requested to step away from the OLRA board and will move to Newport Landing Board and will serve as treasurer. Carter Gooch will be nominated to represent NLHA on the OLRA board.

The Newport Landing Board is as follows:

Lauren Jost: President

Alex Mizenko – Vice President

Erin Dunlap – Treasurer

Nicki Hilke – Secretary

Stacey Howard – Trustee

Rick Hayes will help when needed. All present at the meeting has approved the appointment of these board members.

Lisa Good will be stepping down as treasurer and will work with Erin & Lauren on switching the bank info over and transferring all financial information to Erin.

Current Issues/ Priorities:

Currently our lawncare is with Accent and we have not been pleased with their accounting practices. Our contract with Accent is up at the end of this year. We will seek bids for a new company for next season. .

Assessments were brought up. 2026 assessments are still coming in and it was requested paid assessments be added to the google drive as they come in so when houses sell we have up to date information. Also, so we have email addresses for our neighborhood. We still have 10, 2025 assessments unpaid. It was asked if these amounts were included in 2026 assessments and they were not. Lisa stated she would not send out late notices until May. It was requested that late notices for 2025/2026 be sent out now since assessments were due February 1st.

We have a few problem properties that will send letters to.

2026 Strategic Goals

Operations & Finance

- **Waste Management:** Review and renegotiate the current contract to ensure better rates/service. *Currently county rate is less than what Waste Management is charging. Will negotiate lesser rate and contact the county as well. The county is currently in the last year of their contract with the current trash provider.*
- **Banking:** Add new trustees and officers to the account, as well as finalize the issuance of a neighborhood debit card through US Bank for easier vendor payments.
- **Digital Dues:** Research and implement a digital payment platform (e.g., Zelle, PayPal, or specialized HOA software) for the 2027 assessment cycle.
- **Responsiveness:** Maintain a 48-hour response time for replying to community emails and a 45-day response time for form submissions.
- **Tri-Board Meetings:** meet with all 3 boards to try to stay coherent.
- **Lawyer:** Look for a lawyer for all legal needs.
- **Meeting Minutes:** Document all meeting minutes to publish with Newsletters. *Will create a spot on the website for newsletters and financial information.*

Vendor Management & Upkeep

- **New Landscaping:** Vet new landscaping companies. We will compare external bids against the proposal from the OLRA board member to ensure we get the best value.
Note 1: We will ensure a transparent bidding process to avoid any conflicts of interest regarding the board-affiliated business.
Note 2: Look at having quarterly Landscaping volunteer Days for cul-de-sacs (community bonding?)

Community Connection

- **Community Contact List:** Find and maintain the community contact list. *Currently working on email list.*
- **Communications:** Continue publishing the monthly newsletter through either our webpage, email list, or Oaks Landing distribution, and keep the community webpage updated with fresh content.
- **Social Event:** Organize a neighborhood BBQ/Social to foster community spirit (Target: Late Summer)? *Everyone agreed this would be a GREAT idea!!!*

Meeting Schedule

- 4th Wednesday of the month from **6:00 PM – 7:00 PM**

Month	Meeting Type	Date
March	Board Meeting	Mar 25, 2026
April	<i>Open Board Meeting</i>	Apr 8, 2026
May	Board Meeting	May 27, 2026
June	Board Meeting	Jun 24, 2026
July	<i>Open Board Meeting</i>	Jul 22, 2026
August	Board Meeting	Aug 26, 2026
September	Board Meeting	Sep 23, 2026
October	<i>Open Board Meeting</i>	Oct 28, 2026
November	Board Meeting	Nov 18, 2026*
December	Board Meeting	Dec 16, 2026*

**Adjusted for holidays.*