

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 22, 2023

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on March 22, 2023 beginning at approximately 5:25 p.m. Those directors in attendance were Kim Davila, Jeff Stilwell, Norman Outley, Nancy Gaudet, Eileen Fashoro, Gerald Kelley and Ruben Leal. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Minutes

A motion was made by Jeff Stilwell to approve the January 18, 2023 board minutes, electronic minutes from February 16, 2023 and February 27, 2023. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Financials

A motion was made by Nancy Gaudet to approve the February financials as presented. The motion was seconded by Norman Outley. The motion passed unanimously.

Items for Discussion/Action

1. A motion was made by Jeff Stilwell to approve raising the canapes of 278 trees in the common areas and along Golf Club Drive at the cost of \$12,510.00. The motion was seconded by Ruben Leal. The motion passed unanimously.
2. A motion was made by Nancy Gaudet to approve the Baywood Contract for mosquito fogging in 2023 and for the manager to execute the contract on behalf of the association.t Boulevard. The motion was seconded by Jeff Stilwell. The motion passed unanimously.
3. A motion was made by Jeff Stilwell to accept the bid from Owen Construction Company to paint the fence on both sides of Newport Boulevard at the cost of \$5,500. The motion was seconded by Norman Outley. The motion passed unanimously.
4. A discussion was held regarding the bid received from B&D Waterland to complete 300 feet of bulkhead at the river. The manager was instructed to get some specific information from the contractor and send out the information for an e-mail vote.
5. An Agreement was presented regarding Newport Swim Team using the Newport pool for practice and swim meets and placing a storage building on association property. A motion was made by Jeff Stilwell to approve the Agreement and authorize the manager to execute same on behalf of the Association. The motion was seconded by Nancy Gaudet. The motion passed unanimously.
6. A motion was made by Jeff Stilwell to purchase eight (8) computers and screens for a total of \$7,500.00. The motion was seconded by Norman Outley. The motion passed unanimously.
7. A discussion was held regarding a request from Rochester to annex their new development north of North Diamondhead into the NPOA. A decision was tabled pending more information.

Manager's Report

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- Combined audit of NPOA and Stonebridge has started
- Four broken benches at both lake and river have been installed
- Sand at boat launch at river has been cleared out
- Creative Corner has agreed to us placing a power pole on their property. I am in the process of preparing a draft of an Agreement for Dan's review and will work with Partner's Electric to obtain the necessary Harris County Permit.

ACC

Nancy Gaudet and Eileen Fashoro reported there were 79 home improvement requests at the last ACC meeting. They also noted that our ACC coordinator has doing an excellent job.

Deed Restriction

The manager gave a report on the status of commercial violations..

Security

A statistics summary for February was presented. There were 60 traffic stops and 5 suspicious persons reported.

Executive Session

HOMEOWNER INFORMATION REDACTED

Old Business:

New Business:

The manager asked the Association Attorney is we could release any owner's documentation to a governmental agency. The attorney's answer was that we would need to have an formal request from the entity before a decision could be made.

The manager asked the Association attorney if there had been legislation passed prohibited homeowner association to use google maps to ascertain improvements in a back yard without approval as required by the restrictions and guidelines. The attorney will research and advise the manager.

Next Meeting Next meeting will be the quarterly meeting on April 13, 2023 and the Board will be meet at 5:30 at Stonebridge prior to the meeting.

Adjournment There being no further business, upon motion made by Jeff Stilwell and seconded by Norman Outley the meeting adjourned at 9:30 pm.

Respectfully submitted,

APPROVED:

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

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Carol Jones,
Community Manager

Nancy Gaudet, Secretary