

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

May 17, 2023

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on May 17, 2023 beginning at approximately 5:05 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.

Audit

Teresa Cox, CPA reviewed the Audit with the Board. A motion was made by Nancy Gaudet to accept the Audit as presented. The motion was seconded by Ruben Leal. The motion passed unanimously.

Minutes

A motion was made by Eileen Fashoro to approve the March 23, 2023 board minutes, and electronic minutes from March 28, 2023.. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Financials

A motion was made by Ruben Leal to approve the April financials as presented. The motion was seconded by Gerald Kelley. The motion passed unanimously.

Stonebridge Update

John Schlemmer, Ass't General Manager reported:

- A/C –Fran Completed the preventive maintenance on the air units all up and running.
- Exhaust fans grill up and .
- Kitchen motors installed waiting on covers – not running yet
- Drains sewer – having Brian the plumber coming out dig up the sew line about a 4-foot section to be replaced.
- Walk in refrigerator has been replaced with a one-year warranty \$6541.70.
- Parking lot bids for resurfacing:
 1. Mike Forrester - \$26,000.00
 2. Southtex Asphalt Services - were suppose to have bid by today – did not send.
- Mother Day event went well 117 guests. Received good comments about food and set up.
- Golf course is playable but really wet has slowed down play. Have hard time mowing out can't get equipment on the course. Greens are rolling at about 8 on the stemp meter.

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- Also, with graduation coming up we will post on social media that people wanting to take picture at the bridge must check in with the pro shop. Also, they must yield to the golf they have to right a way to finish their round.
- Bridges on hole # 4 and hole #6 with the rain the water are over flowing the cart path. They will eventually wash out the cart path. The General Manager suggested that we obtain a written agreement from Lennar prior to their build-out to insure they will correct the drainage issues created by the new development.

Items for Discussion/Action

1. A motion was made by Jeff Stilwell to approve the contract with Lone Star Management for the pond maintenance on Newport Boulevard and to authorize the manager to execute the contract on behalf of the Association. The motion was seconded by Ruben Leal. The motion passed unanimously.
2. A motion was made by Nancy Gaudet to accept the bid from Catalina Renteria for the construction of the fence in Patiowoods. The motion was seconded by Norman Outley. The motion passed unanimously.
3. A motion was made by Jeff Stilwell to approve \$5,600 to secure the port o potties at the lake and river parks and to purchase solar cameras for security. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
4. A motion was made by Jeff Stilwell to accept the donation of three tracts of , two of which are adjacent to the pool recreation area and the third being Reserve B in Section Eight PR4, from Rampart Holding. The motion was seconded by Nancy Gaudet. The motion passed with Eileen Fashoro abstaining.
5. A motion was made by Jeff Stilwell to assign the delinquent assessments of N0501002 to Newport Fund LLC to file a joint petition for distribution of excess funds from the Court resulting from the tax sale of the property. The motion was seconded by Norman Outley. The motion passed with Eileen Fashoro abstaining.
6. A motion was made by Jeff Stilwell to have gutters installed on the new addition to the management office at the cost of \$2,708.00. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Manager's Report

- installed by the sidewalk Had drains leading up to the bath house that always floods. Drains have corrected the problem.
- Had septic system pumped out.
- Hired Yanet DeOca for deed restriction auditor.
- Had dead tree removed from front of office.
- Breaker had to be replaced at pool.
- Pickle ball courts finished.
- Road to lake and river graded.
- Bulkhead replacement will start in two weeks

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ACC

Eileen Fashoro reported there were 60 home improvement requests at the last ACC meeting and the meeting only took 1.5 hours thanks to the hard work of the ACC coordinator.

Deed Restriction

Carolina Villanueva who was the assistant to the DR coordinator is on a 90-day probation period to take over as coordinator.

The manager reported there are over 1,000 open trash can violations. A discussion was held on a procedure prior to filing petitions in JP Court.

The manager presented a complaint from a homeowner regarding the procedure for extending a fence into a pipeline. The complainant wanted the Board to review all fences in the pipeline to make sure they had gone through the proper procedure and if not, to have them remove their fences. The manager was directed to have the complainant contact the association's attorney regarding this matter..

Security

A statistics summary for April was presented. It was noted the deputies are making a lot more traffic stops and arrests.

Executive Session

HOMEOWNER INFORMATION REDACTED

Old Business:

New Business:

Next Meeting Next meeting will be July 13, 2023 and the Board will be meet at 5:00 at Stonebridge prior to the quarterly meeting.

Adjournment There being no further business, upon motion made by Jeff Stilwell and seconded by Eileen Fashoro the meeting adjourned at 8:55 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Nancy Gaudet, Secretary