

# **THE NEW P.O.A. OF NEWPORT, INC. ANNUAL MEETING MINUTES**

**DATE:** January 12, 2018  
**PLACE:** Newport Golf Club

**ATTENDING:** Dan Webb, President  
Jim Bailey, Vice President  
Earl Boykin, Secretary  
Nancy Gaudet, Treasurer  
Buddy Brewer, Director  
Tommy Craft, Director  
Eileen Fashoro, Developer Director

Approximately 66 Newport Homeowners  
Dan Kasprzak, Association Attorney  
Carol Jones, Community Manager, and management staff

## **WELCOME AND INTRODUCTIONS**

Dan Webb called the meeting to order at 7:02 p.m.

## **MEETING MINUTES**

The minutes of the Third Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

## **PRESIDENT'S REPORT**

The President gave a report on what had been accomplished in 2017:

- Defending lawsuit filed by Lakewood Development Corporation.
- Hurricane Harvey clean up.
- Improvements to golf course.

Changes to come in 2017 include

- Replastering the pool and replacing a portion of the deck.
- Replacement of shades at the pool.
- Replacement of Air Conditioner in Community Room.
- Repairs to the lake and river parks.
- Replacement of several security cameras.

## **TREASURER'S REPORT**

Carol Jones gave the treasurer's report. She reported that the Association expended approximately \$405,000, \$205,000 over budgeted amount, on additional renovations and operating expense for the golf course and \$139,083, \$64,083 over budgeted amount, in attorney fees defending the Lakewood Development lawsuit. She stated that even though additional funds were expended, the association finished the year \$198,000 under budget. Ms. Jones answered questions regarding the financials.

## **ELECTION OF DIRECTORS**

Carol Jones conducted the election for two (2) three- year director positions on the Board.

Kim Davila was nominated from the floor. Ms. Davila along with candidates Nancy Gaudet and Kim Kowalczyk addressed the residents prior to the vote.

**PRESENTATION OF AWARD** Dan Webb presented a plaque to Earl Boykin acknowledging his service to the community as a NPOA Board Director since 2009.

**GUEST SPEAKER** Jeremy Phillips, Sr. Director of Infrastructure for Pct. 2 addressed the residents regarding 2018 and future projects scheduled for Newport and the Crosby area. Among the projects affecting the Crosby area are: study of Cedar and Jackson Bayous; widening of Crosby-Lynchburg Road to four lanes with a center turn lane which, when completed, will go all the way to I-10; widening the intersection at Foley Road and FM 2100 to accommodate additional traffic for the new training facility; asphalt project targeting Old Crosby and other Crosby areas; working with TxDot to improve intersection at FM2100 and Hwy 90; conducting a study to extend a road to the high school (Via Dora and Golf Club). The Newport project for 2018 is a refurbishing/reconstruction of roads in Section 3 and 5, north of the canal and east of Port O'Call at a cost of \$3,000,000. He stated that the Tx Dot project to widen FM 2100 is slated to be bid in early 2019. He answered questions from the residents regarding problem areas in Newport and performing a synchronized study of the traffic lights on FM 2100 to assist in the flow of traffic. In answer to the possible extension of East Lake Houston Parkway, he stated that developers would be responsible for constructing the roads. In response to the final question, he stated that there is an easement granted for future connection from Golf Club to Foley Road but there are no immediate plans for the extension.

**SECURITY**

Dan Webb gave a security report and reported that for a community as large as Newport, we have a very low crime rate. He answered questions regarding security.

**LAWSUIT UPDATE**

Dan Kasprzak gave an update on the status of the lawsuit filed by Lakewood Development and answered resident's questions.

**QUESTIONS AND ANSWERS:**

Floor was opened to field questions/comments from homeowners.

A question was asked regarding the pond located on the golf course that could cause flooding in Patio Woods. The President announced that a study is being conducted to construct a swale to move excess water from the pond adjacent to Patio Woods to other water areas.

A question was asked regarding the marquees. The manager reported that permits had been requested from Harris County and that as soon as they are issued the sign will be replaced on North Diamondhead and electric installed to the sign on South Diamondhead.

A question regarding damaged or non-working street lights was addressed.

A question regarding key fobs to the park restroom was addressed.

**DEVELOPER'S REPORT** Eileen Fashoro, the developer's director gave a report on new construction in the community. She reported that 153 homes will be built in Section 8 in two phases. She further reported that 83 homes will be constructed in Section 9 (next to church on South Diamondhead); 48 homes will be in Section 12 (Golf Club next to canal) when completed; 15 homes in the new Section 4 area (off Golf Club at Country Club Drive) and plans for 11 homes on one-half acre lots on Country Club Drive.

**ELECTION RESULTS** Carol Jones, Community Manager announced Nancy Gaudet and Kim Davila had won the election.

**ADJOURNMENT** - There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:28 pm.

Respectfully submitted,

Carol Jones  
Community Manager

APPROVED:

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Secretary