

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

June 6, 2018

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on June 6, 2018, beginning at approximately 5:37 p.m. Those directors in attendance were Nancy Gaudet, Dan Webb, Jim Bailey, Eileen Fashoro, Buddy Brewer, Tommy Craft and Kim Davila. Also present were, homeowner, Jerry Cossey, Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney.

Minutes

A motion was made by Nancy Gaudet to approve the March 28, 2018 minutes. The motion was seconded by Buddy Brewer. The motion passed unanimously.

Financials

The manager presented the May financials. A motion was made by Tommy Craft to approve the financials as submitted. The motion was seconded by Buddy Brewer. The motion passed unanimously.

A motion was made by Nancy Gaudet to approve write-offs in the amount of \$2,764.94 representing two foreclosures. The motion was seconded by Tommy Craft. The motion passed unanimously.

Discussion/Action Items

1. A motion was made by Buddy Brewer to amend the Lake and River Rules to exclude camping at the lake. The motion was seconded by Kim Davila. The motion passed unanimously.
2. A discussion was held regarding the budgeted item for supplementing the golf course. This item was tabled to gather additional financial information.
3. A discussion was held regarding the community room. This item was tabled until the July meeting.

Manager's Report

The manager reported:

- new lights have been installed at the ponds on FM 2100;
- insurance claim has been filed regarding the monument damage on Newport Boulevard;
- Harris County performed road borings in Patiowoods but we do not have the results as of this meeting.
- the lawsuit filed by Lakewood Development is very close to being settled.

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ACC

Director Gaudet reported that a variance had been granted to Lennar waiving the rear set back line for the new homes in Section Eight. She also reported that members of the committee had visited homes built by Castlerock as they may be the builder for the new section on Golf Club Drive being developed by Rochester.

Deed Restriction

Director Bailey reported that there were 377 new violations last month and that 127 of those were closed. The committee requesting petitions prepared on 2 violations.

Security

Director Webb reported that things have been relatively quiet in the community. The lake and river deputies reported that there was quite a lot of alcoholic beverage drinking at the lake and river mostly by new residents who stated they were not aware of the rules. The manager was directed to make a post on nextdoor Newport regarding the rules. The board also wants the employee at the gate to begin checking coolers prior to entering through the gate to the amenities.

Executive Session

End of Executive Session

Old Business

New Business

Eileen Fashoro, the developer director asked the board for assistance in developing the remaining portion of Golf Terrace. The board will address accepting a portion of the common area once the developer has reached an agreement with the existing homeowners.

Kim Davila expressed concern regarding the deck at the pool. The board agreed to consider repairs, but the deck cannot be replaced until after swim season without closing the pool for an extended period of time.

Next Meeting. The next meeting will be the quarterly meeting on July 12, 2018 at 7:00 pm

Adjournment. There being no further business, upon motion made by Eileen Fashoro and seconded by Tommy Craft, the meeting adjourned at 7:20 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Kim Davila, Secretary