

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 21, 2018

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on March 21, 2018, beginning at approximately 6:06 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 January 24, 2018 minutes as corrected. The motion was seconded by Buddy Brewer. The motion passed unanimously.

Financials

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

Discussion/Action Items

1. A motion was made by Nancy Gaudet to replace the surveillance system damaged by Harvey at the storage facility at a cost of \$5,096.34. The motion was seconded by Jim Bailey. The motion passed unanimously.
2. A motion was made by Buddy Brewer to replace the lights on the fountains at the main entrance (Newport Blvd) with led fixtures at a cost of \$4,500. The motion was seconded by Tommy Craft. The motion passed unanimously.
3. A motion was made by Nancy Gaudet to approve the additional \$600 for the replacement gate to the lake and river. The motion was seconded by Tommy Craft. The motion passed unanimously.
4. A motion was made by Nancy Gaudet to approve the pond maintenance contract with Lone Star Lake Management and to authorize the manager to execute the contract on behalf of the association. The motion was seconded by Jim Bailey. The motion passed unanimously.
5. The Board approved the manager's request to mail the May/June newsletter to all residents at an increased cost of approximately \$1600.

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Manager's Report

The manager reported that statements had been mailed again in March and we are having to write off the January and February late fees and interest because too many owners did not receive their coupons this year.

The manager informed the board that the new weights and treadmill for the gym had been installed.

The manager reported that she had ordered new nets for the tennis courts and signed the contract for the fireworks to be held on June 24, 2018.

The manager gave an update on the lake and river. She reported that she is checking with the contractor every 2-3 days, but he is still waiting for the equipment to become available to dig out the river. The manager asked the board to try and find someone to monitor access to the river on Saturdays so that we could open the lake part both days.

ACC

Director Gaudet reported that Walt Kroupa had resigned from the committee due to health issues and they were looking for a replacement. She also reported that we may need to revise the guidelines again soon and they were very busy with homeowner requests.

Deed Restriction

Director Bailey reported that there were 120 new violations last month and that ten of those were closed; fourteen petitions were closed out and nineteen new petitions were requested. He stated that he expects a lot more violations to be written in March, that February was slow due to all the rain.

There was a discussion regarding setting out recorded regulations for the community. The manager will contact our attorney to discuss.

Security

Director Webb reported that the neighborhood has been relatively quiet with no serious issues.

Executive Session

HOMEOWNER INFORMATION REDACTED

End of Executive Session

A motion was made by Buddy Brewer to enter into the following documents in substantially the same form as submitted in settlement of the lawsuit entitled Lakewood Development Corporation vs.

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The New Property Owner's Association of Newport, Inc. and Newport Yacht and Country Club, Inc., filed on August 2, 2016 in the 61st Judicial District Court of Harris County, Texas under Cause No. 2016-51199 (the "Lawsuit"):

1. Agreement ("Agreement") with Lakewood Development Corporation ("Lakewood"), in the same form as Exhibit "A" attached hereto, setting forth agreements between the Lakewood and the Association covering the River Area, the Lake Area, the Storage and Stable Area and Access Easement as described in the Memorandum.
2. Settlement Agreement between Lakewood, the Association and NYCC wherein the Association agrees to pay its and NYCC's attorney fees and to dismiss the Lawsuit without prejudice.

AND that the President of the Association execute all documents necessary to effectuate settlement of the Lawsuit. Any minor changes to the documents to be approved by attorney and community manager.

Old Business

Director Brewer inquired about the new construction of Tournament Court that is causing flooding on the golf course. The manager will check to see if there has been a response from the e-mail she sent to the builder and advise.

New Business

The manager advised the Board that there is only \$15,000 available in the budget for operating advances to the golf course. A motion was made by Nancy Gaudet to move \$50,000 from the litigation contingency to golf course advance. The motion was seconded by Buddy Brewer. The motion passed unanimously.

Next Meeting. The next meeting will be the quarterly meeting on April 12, 2018.

Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Kim Davila, the meeting adjourned at 7:59 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Kim Davila, Secretary