

# **THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.**

## **Minutes of Board of Directors Meeting**

**November 15, 2018**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on November 15, 2018, beginning at approximately 5:45 p.m. Those directors in attendance were Nancy Gaudet, Jim Bailey, Eileen Fashoro, Tommy Craft and Kim Davila. Also present were Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney. Dan Webb was absent and gave his proxy to Jim Bailey.

Jim Bailey, Vice-President presided over the meeting.

### **Minutes**

A motion was made by Nancy Gaudet to approve the October 11, 2018 and October 25, 2018 minutes. The motion was seconded by Tommy Craft. The motion passed unanimously.

### **Financials**

The manager presented the October financials. A motion was made by Tommy Craft to approve the financials as submitted. The motion was seconded by Kim Davila. The motion passed unanimously.

A motion was made by Nancy Gaudet to approve write-offs in the amount of \$7,870.79. The motion was seconded by Tommy Craft. The motion passed unanimously.

### **Items for Discussion/Action**

A motion was made by Kim Davila to accept the resignation of Buddy Brewer. The motion was seconded by Tommy Craft. The motion passed unanimously. The Board agreed to leave his position open until the election of directors in January 2019. The candidate with the third most votes would fill the unexpired term on one-year.

The sign on South Diamondhead was tabled to gather more information.

A motion was made by Nancy Gaudet to continue to supplement the operation of the golf course until year-end at which time advances under the Contract between Stonebridge and Billy Casper Golf will take effect. The motion was seconded by Tommy Craft. The motion passed unanimously.

A motion was made by Eileen Fashoro to accept the applications submitted by Jerry Cossey, Tommy Craft, Gerald Kelley, Norman Outly and Stacy Sappington as candidates for the open director positions. The motion was seconded by Kim Davila. The motion passed unanimously.

A motion was made by Tommy Craft to have the manager acknowledge receipt of an Agreement between Rampart Holding LLC and Castlerock Communities LP regarding future architectural control committee approvals. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

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**Manager's Report**

The manager reported:

- Coupons for 2019 would be mailed prior to the Thanksgiving break.
- Harris County is now requiring HOA's to permit their community pool. An inspector came out and cited us for fence and gate issues. We are obtaining bids to have the latches on the gates raised.
- LED sign update - we are working with Newport MUD to see if we can put a drop from their lift station on South Diamondhead to get electricity to our sign, irrigation and lighting.
- Received executed contract and insurance from CISD for swim team.
- The NPOAN Management Certificate has been updated to include all new sections and revised rules as well as the Lakewood Agreement. The certificate has been recorded in the Real Property Records.

**ACC**

Director Gaudet reported that the committee was aware of the agreement between Rampart and Castlerock.

**Deed Restriction**

Director Bailey reported that there were 287 new violations in October and 140 violations had been closed during that period. He stated that 10 violations had reached petition status and that 9 violations at petition status had been closed.

**Security**

There was no security report.

**Executive Session**

HOMEOWNER/PERSONNEL INFORMATION REDACTED

**End of Executive Session**

**Old Business**

**New Business**

**Next Meeting.** The next meeting will be the Wednesday, December 12, 2018.

**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 7:43 pm.

***THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.***

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Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Kim Davila, Secretary