

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

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

**October 11, 2018**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on October 11, 2018, beginning at approximately 5:30 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 Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney.

### **Minutes**

A motion was made by Tommy Craft to approve the August 15, 2018 minutes. The motion was seconded by Jim Bailey. The motion passed unanimously.

### **Financials**

The manager presented the September financials. A motion was made by Tommy Craft to approve the financials as submitted. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

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

A motion was made by Nancy Gaudet to approve the audit as presented at the budget workshop meeting by Ken Skrabanek. The motion was seconded by Jim Bailey. The motion passed unanimously.

A motion was made by Tommy Craft to set the 2019 assessment at \$50 per month. The motion was seconded by Kim Davila. The motion passed unanimously.

A motion was made by Nancy Gaudet to approve the budget as submitted. The motion was seconded by Tommy Craft. The motion passed unanimously.

A motion was made by Tommy Craft to guarantee a loan from Stonebridge at Newport, Inc. to Community Bank of Texas NA in an amount not to exceed \$35,000 to purchase a sprayer to be used on the golf course. The motion was seconded by Jim Bailey. The motion passed unanimously.

A motion was made by Nancy Gaudet to advance to Stonebridge the down payment on the sprayer in an amount not to exceed \$6,000. The motion was seconded by Kim Davila. The motion passed unanimously.

### **Manager's Report**

The manager reported:

- Mulching the common areas has been completed.
- The entrance of other monuments in the community have been pressure washed.

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- 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 other than receiving standard request for exterior improvements the committee and developer are working with Castlerock to get them to meet certain standards in the new sections where they will be building.

**Deed Restriction**

Director Bailey reported that there were 395 new violations in September and that 31 violations that had reached petition status had been closed.

**Security**

Director Webb reported that recently a "meth house" had been closed down in Newport and stolen vehicles had been recovered. Otherwise the community has been relatively quiet.

**Executive Session**

**End of Executive Session**

**Old Business**

**New Business**

**Next Meeting.** The next meeting will be the Thursday, November 15, 2018.

**Adjournment** There being no further business, upon motion made by Tommy Craft and seconded by Eileen Fashoro, the meeting adjourned at 6:47 pm.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Kim Davila, Secretary