

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 6, 2019

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on March 6, 2019, beginning at approximately 5:55 p.m. Those directors in attendance were Dan Webb, Nancy Gaudet, Eileen Fashoro, Tommy Craft, Kim Davila, and Gerald Kelley. Also present were Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney. One homeowner, Homeowner, Bob Puckett was also present.

Jerry Cossey was absent.

Minutes

A motion was made by Nancy Gaudet to approve the January 16, 2019 minutes. The motion was seconded by Tommy Craft. The motion passed unanimously.

Financials

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

Items for Discussion/Action

A motion was made by Nancy Gaudet to authorize the manager to execute the pool contract with Sweetwater Pools on behalf of the association. The motion was seconded by Kim Davila. The motion passed unanimously.

A motion was made by Kim Davila to authorize Sweetwater pools to replace 1800 square feet of deck at the pool in accordance with their bid of \$34,409.00. The motion was seconded by Gerald Kelley. The motion passed unanimously.

A motion was made by Tommy Craft to authorize the manager to execute the landscape maintenance contract with Catalina Renteria on behalf of the association. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

A motion was made by Kim Davila to authorize the manager to execute the contract with Lone Star Lake Management for maintenance of the ponds on Newport Boulevard on behalf of the association. The motion was seconded by Tommy Craft. The motion passed unanimously.

A motion was made Tommy Craft to authorize the expenditure of \$1,995 to upgrade the alarm system at the management office. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

A motion was made by Kim Davila to enter into a lease with Stonebridge at Newport, Inc. for the premises containing the fitness center and community room and to authorize the President to

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execute the lease on behalf of the association. The motion as seconded by Tommy Craft. The motion passed unanimously.

A motion was made by Nancy Gaudet to accept the revised rules for the Community Room. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

Manager's Report

The manager reported:

- Statements were mailed out in February and will be sent out this month also.
- Grace Kelley is now cleaning and overseeing the events in the community room and will receive \$25 for each event.
- Complaints regarding the lifeguards not opening the pool on time and congregating on the patio was received by the manager. This information was passed on to Sweetwater Pools for investigation. The manager requested Sweetwater to send us their policy on suspending swimming when there is lightning or thunder in the area. This policy will be placed in the newsletter and distributed in the office with the pool schedule.
- The 2019 Periodic Report has been filed with the Secretary of State. Once the minutes are signed we can update the signors on the operating account.
- Commissioner Adrian Garcia has agreed to speak at our April quarterly meeting.

ACC

Nancy Gaudet, as chair of the ACC requested the board approve Tolar Speers to serve a one-year term on the committee. A motion was made by Tommy Craft to appoint Tolar Speers to the committee for a one-year term. The motion was seconded by Gerald Kelley.

Deed Restriction

Kim Davila, Chair of the committee reported that one petition was scheduled to be filed the next day if the violation still exists. She also reported that inspections were low this past month due to the auditor being sick and all of the rain.

Security

Dan Webb, Chair of Security reported that once again we had a relatively quiet month. He stated that both Debra Flores and Greg Nason would be on extra patrol for the entire week of spring break. He also reported that Crime Watch has had two meeting and that homeowner, Eric Williams was taking the lead.

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The board then went into Executive Session and the homeowner was asked to leave because of confidentiality of homeowner and employee information.

Executive Session

HOMEOWNER AND ATTORNEY/CLIENT INFORMATION REDACTED

Old Business

New Business

A request was made to obtain a bid from Skeetcide for the mosquito spraying in Newport. The manager will obtain the bid along with the bid from Baywood Exterminating and present them at the April meeting.

Next Meeting. The next meeting will be April 11, 2019 at 5:00 pm at Stonebridge.

Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Tommy Craft, the meeting adjourned at 7:45 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Jerry Cossey, Secretary