

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

August 28, 2019

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on August 28, 2019, beginning at approximately 5:15 p.m. Those directors in attendance were Dan Webb, Norman Outley, Gerald Kelley, Kim Davila, Jerry Cossey, Nancy Gaudet, and Eileen Fashoro. Also present were Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney.

Minutes

A motion was made by Nancy Gaudet to approve the July 11, 2019 minutes. The motion was seconded by Gerald Kelley. The motion passed unanimously.

Financials

The manager presented the July financials. A motion was made by Kim Davila to approve the financials as submitted and the write-offs in the amount of \$5,814.17. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

Auditor

The Audit for 2018-17 was presented by Ken Skrabanek, CAP. A motion was made by Kim Davila to accept the audit. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Items for Discussion/Action

A motion was made by Nancy Gaudet to accept the common areas in Seven Oaks North and South from Seven Land Co. LLC. The motion was seconded by Gerald Kelley. The motion passed unanimously. The manager will work with the developer to get the deed to the areas.

Acceptance of the common areas in the replatted portion of Section 8 was tabled until the September meeting. The manager will be meeting with the Lennar representative to inspect the areas and obtain a bid from our landscaper for maintenance of the areas.

Patio Woods repairs to fence and brick walls - The manager was instructed to get bids from foundation company to secure the brick walls and to obtain bids for metal post for the wood fence.

Manager's Report

The manager reported:

- A vending machine has been placed in the fitness center.
- Septic system was inspected and pumped out.
- Received use agreement from CISD for swim team to use pool for practice.

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ACC

Nancy Gaudet, Chair of AC Committee reported:

- The Committee had approved a Use Change Agreement for a portion of the common area in front of Golf Terrace from common area to residential to accommodate two building lots.
- Devon Street Builders will be building in the replatted areas of Section Seven.

Deed Restriction

Kim Davila, chair of Deed Restriction Committee reported that 298 violations were written in July of which 23 were closed. The most violations were for trailers, boats and RV's parked in public view, followed by yard maintenance and miscellaneous items in public view. Fourteen files were approved by the DR committee to proceed to petitions to be filed in JP Court.

Security

Dan Webb reported that the community has been quiet. He reported that the young lady that was reported missing has been located. He also reported that Down South had reopened, and we may have an issue with four wheelers at the River Park.

Executive Session

HOMEOWNER INFORMATION REDACTED

End of Executive Session

Old Business

New Business

The manager presented a request received from Kathleen and Peter O'Toole. The manager and attorney will work on the response to the request.

Kim Davila offered to advertise any open stables that we have. The manager will check on the number and let her know.

Next Meeting. The manager will schedule a meeting for September 25, 2019.

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Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Gerald Kelley, the meeting adjourned at 8:50 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Jerry Cossey, Secretary