

THE NEW P.O.A. OF NEWPORT, INC.
ANNUAL MEETING MINUTES

DATE: January 9, 2020
PLACE: Stonebridge Golf Club

ATTENDING: Dan Webb, President
Kim Davila, Vice President
Jerry Cossey, Secretary
Nancy Gaudet, Treasurer
Gerald Kelley, Director
Norman Outley, Director
Eileen Fashoro, Developer Director

Dan Kasprzak and Dennis McQueen, Association attorneys

Approximately 144 Newport Homeowners
Carol Jones, Community Manager, and management staff

WELCOME AND INTRODUCTIONS

Dan Webb called the meeting to order at 7:06 p.m.

MEETING MINUTES

The minutes of the October 10, 2019 Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

ELECTION OF DIRECTORS

Dan Webb conducted the election for two (2) director positions on the Board.

Jeff Stillwell was nominated from the floor. Mike Duke, Becca Sharp and Jeff Stillwell addressed the residents. Raymond Bell who was listed on the ballot was not present.

ANNOUNCEMENT

Margaret Chasteen announced a MUD meeting was scheduled for January 14, 2020 to answer resident questions regarding funding for infrastructure and other projects.

PRESIDENT'S REPORT

The President gave a report on what had been accomplished in 2019:

- He stated that the major project for 2019 had been the golf course renovation to the greens.
- He stated that a portion of the deck at the pool had been replaced.

TREASURER'S REPORT

Carol Jones gave the treasurer's report. She reported that the Association ended \$64,346 over budget. She also stated that income was \$253,613 over budget for the year but expenses were \$317,959 over budget, due mainly to the operation of the golf course. She stated that since the NPOA took over management of the golf course on October 8, 2019, a total of \$76,459 was contributed to the golf course through December 31, 2019. Several questions were asked regarding the financials and were answered by both Ms. Jones and Mr. Webb. A motion was made and seconded to accept the financials. The motion passed.

SECURITY

Dan Webb announced that we have a very low crime rate in Newport with the majority of crime being criminal mischief to unlocked vehicles. He addressed the hog issue and introduced Greg Nasson who is a Harris County Sheriff’s Deputy who heads up a group of deputies who hunt and trap hogs in and around Newport. Mr. Webb stated that trapping the hogs is an issue because Newport has no control over the surrounding land owned by the developer and Lakewood Development Corporation. Deputy Nasson does have permission from the adjacent properties owners to trap on their land. They stated that over 400 hogs had been trapped or killed this year.

SPECIAL RECOGNITION

Kim Davila presented awards to Dan Webb and Jerry Cossey for their dedication and service as board members.

QUESTIONS AND ANSWERS:

Floor was opened to field questions/comments from homeowners.

*A resident asked if the new board members would have to sign a non-disclosure document. Dan Kasprzak, the association’s attorney replied to the question stating that each board member is required to sign a Confidentiality Agreement as set out in the association’s bylaws protecting the information of residents and personnel protected by Texas statues.

*Several residents raised questions regarding the fitness center hours and equipment. The President said that some of the equipment in the fitness center would be replaced this year. The concern about the hours of operation would be addressed by the board. Director Kelley stated that he would start opening the fitness center in the mornings.

*A resident stated that postings on Facebook would be helpful in getting scheduled events out to the community. Director Davila stated that she is in the process of starting a NPOA Facebook page.

*A question was raised regarding the electronic sign in the median at South Diamondhead. The President told the residents that we have not been able to secure a permit from Harris County in order to get electricity to the sign.

*A resident asked if parking vehicles on the medians is permitted. The President informed the residents that parking on the median is not permitted and that we would discuss this issue with our deputies.

*A resident asked about the conditions of some driveways in Newport. Dennis McQueen, the association’s attorney who handles collections and deed restrictions matters for the association addressed the issue.

ADJOURNMENT - There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:35 pm.

Respectfully submitted,

APPROVED:

Carol Jones
Community Manager

Secretary