

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

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

**April 29, 2020**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on April 29, 2020, beginning at approximately 4:15 p.m. Those directors in attendance were Kim Davila, Nancy Gaudet, Becca Sharp, Mike Duke, Eileen Fashoro, Gerald Kelley and Norman Outley. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney was also present.

The meeting was closed to the public as a result of recommendation by Harris County Health Department and officials due to COVID-19.

### **Minutes**

A motion was made by Nancy Gaudet to approve the March 18, 2020 minutes with suggested changes. The motion was seconded by Mike Duke. The motion passed unanimously.

### **Financials**

The manager presented the March financials. A motion was made by Becca Sharp to approve the financials as submitted. The motion was seconded by Mike Duke. The motion passed unanimously.

### **Discussion/Action Items**

1. A motion was made by Norman Outley to adopt the Re-opening Procedures for the NPOA Office, Fitness Center and Pool as presented. The motion was seconded by Becca Sharp. The motion passed unanimously.
2. A request from North Channel Aquatics to use the Newport pool was presented. The manager was directed to send a letter denying the request as their swim times would interfere with our open swim.
3. A motion was made by Nancy Gaudet to share in the cost to repair the road from South Diamondhead to the storage and stables with Newport MUD and the operator of the gas well, provided our share does not exceed \$1,800. The motion was seconded by Becca Sharp. The motion passed unanimously.

### **Manager's Report**

1. The spring flowers and mulch have been completed at the entrances
2. Funds from the PPD loan have been deposited into bank (\$78,500)

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**Golf Course Update**

The manager reported that the HOA had contributed \$2,272.62 less than the budgeted amount for the first quarter. For the same period in 2019 the amount contributed to the golf course was \$53,367 over budget. All the past due accounts not paid by the previous management company have been paid in full.

Stonebridge is running a membership special and there has seen an increase in non-resident memberships.

**ACC**

Nancy Gaudet reported that the committee has been meeting via zoom and that Michelle is doing a great job adapting to the new procedure. The committee has come up with revisions to the ACC Guidelines and will be sending a red-lined copy to the directors and attorney for review prior to the next meeting.

She reported than one variance had been granted for a patio to be placed over the building line because the variance was granted when the house was constructed.

**Deed Restriction**

Kim Davila reported that inspections had stopped for the first two weeks of the Harris County mandate but have now resumed. For the remainder of the month 127 violation were written of which 15 have been closed. The majority of violations were miscellaneous items in view, trash cans and yard maintenance.

**Security**

Kim Davila reported that we have a new day-time deputy (Owens) replacing Deputy Darden. Currently, no Crime Watch meetings are scheduled. She also reported that they are still hunting hogs on the adjacent properties.

Our additional deputies are patrolling the lake and river parks. They have reported issues with alcohol and ATV's. We need to put up some additional signage. We have been averaging about 150 people at the parks on Saturdays and Sundays.

The manager was directed to check with PCT 2 to see if we can put signage in the medians for no parking of vehicles and no ATV's.

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**Executive Session**

HOMEOWNER AND PERSONNEL INFORMATION REDACTED.

**END OF EXECUTIVE SESSION**

**New Business**

**Old Business**

The board requested an update on the signage throughout the neighborhood. Eileen Fashoro, the developer director stated that three of the five builders were on board for replacing the signs. She would check on the remaining two next week.

**Next Meeting.** The next meeting will be scheduled as needed.

**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 6:00 pm.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Mike Duke, Secretary