

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

June 10, 2020

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on June 10, 2020, beginning at approximately 5:50 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, NPOA 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.

Audit

Ken Skrabanek presented the audit to the board and answered questions. A motion was made Nancy Gaudet to accept the audit as presented. The motion was seconded by Gerald Kelley. The motion passed unanimously.

Minutes

A motion was made by Gerald Kelley to approve the April 29, 2020 minutes. The motion was seconded by Norman Outley. 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 Gerald Kelley. The motion passed unanimously.

The manager and auditor reported that the bank has requested quarterly consolidated financials for 2020.

A motion was made by Nancy Gaudet to have the auditor prepare consolidated quarterly reports for Community Bank, the cost not to exceed \$3,500 per year. The motion was seconded by Mike Duke. The motion passed unanimously.

A motion was made by Mike Duke to cap the loan from Stonebridge at Newport, Inc. to The New Property Owner's Association of Newport, Inc. at \$2,500,000 and to forgive the balance of the loan in the amount of \$1,007,009. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

A motion was made by Norman Outley that all golf course advances made by NPOA to Stonebridge for operating cost would be an expense budget item for NPOA. The motion was seconded by Mike Duke. The motion passed unanimously.

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Discussion/Action Items

1. A motion was made by Gerald Kelley to adopt the Addendum to the Pool Rules. The motion was seconded by Becca Sharp. The motion passed unanimously.
2. A motion was made by Nancy Gaudet to re-open the Fitness Center on June 15, 2020 with the hours of 6:00 am – 9:00 pm and to adopt the Addendum to the Fitness Center Rules. The motion was seconded by Mike Duke. The motion passed on a vote of 5-2.
3. A request from some Newport residents to have the Community Garage Sale on June 27, 2020 was presented. There was no action taken on the request.

Manager's Report

- Purchased dump trailer for Stonebridge - \$5,255.63 previously approved out of capital improvements. The cost is approximately \$2,000 less than the approved amount.
- We are back to sending out statements. We will begin assessing late fees at the end of June.
- The office is now open to the public. Only two residents at a time will be allowed and they must wear a mask. We are also going to be open Saturday, June 13 and 20 for Amenity cards

Golf Course Update

- In the month of April, \$15,000 was advanced to Stonebridge; May there were no advances to Stonebridge. All the past due accounts have been paid in full. To date, a total of \$111,000 has been advanced to Stonebridge. At the same time period last year, the advance was \$337,000.
- The club has been repainted.
- We booked a wedding for August 1, 2020 for 150 guests and several small room rentals in the next two months.
- Golf play is starting to go down because of the heat, however we are averaging over 400 rounds per week.

ACC

Nancy Gaudet reported that the committee had completed the revisions to the ACC Guidelines. The Board reviewed the revisions and made suggested changes. A motion was made by Norman Outley to accept the revised ACC Guidelines with suggested changes. The motion was seconded by Mike Duke. The motion passed unanimously.

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Deed Restriction

Kim Davila reported that inspections had resumed and that out of 435 violations, 61 had been closed. She reported that there are a number of commercial vehicles being parked in the community.

Becca Sharp had to leave the meeting at 7:48 pm. She gave her proxy to Kim Davila.

Security

Kim Davila reported that we had no major issues this past month. She also reported that crime watch meetings have not resumed.

Executive Session

HOMEOWNER INFORMATION REDACTED

END OF EXECUTIVE SESSION

New Business

Old Business

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 8:30 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Mike Duke, Secretary