

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

July 15, 2020

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on July 15, 2020, beginning at approximately 5:57 p.m. Those directors in attendance were Kim Davila, Nancy Gaudet, Mike Duke, Gerald Kelley and Norman Outley. Carol Jones represented the association. Dan Kasprzak, NPOA corporate attorney was also present.

Eileen Fashoro and Becca Sharp were not present and gave their proxy to Nancy Gaudet.

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 Jun 10, 2020 minutes. The motion was seconded by Gerald Kelley. The motion passed unanimously.

Financials

The manager presented the June financials. A motion was made by Gerald Kelley to approve the financials as presented. The motion was seconded by Mike Duke. The motion passed unanimously.

Discussion/Action Items

1. Fitness Center – a Motion was made by Gerald Kelley to place certain weights back in the fitness center. The motion failed for lack of a second. A motion was made by Gerald Kelley to adjust the hours of operation of the weekends to opening at 7 am and closing at 7 pm effective July 25, 2020. The motion was seconded by Mike Duke. The motion passed 6-1.
2. A motion was made by Gerald Kelley to authorize the manager to purchase a new telephone system for the management office in an amount not to exceed \$3,500. The motion was seconded by Norman Outley. The motion passed unanimously.

Manager's Report

- Pool Opening – have not had any serious incidents. Have not reach capacity on any block so far
- New nets installed on tennis courts
- Lake and River roads have been fixed so that they can be maintained by our maintenance
- Broken bench replaced at river

Golf Course Update

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1. Through June, the golf course held its own. Because of the heat, golf play is down from the past few months and we will need to use the budgeted operating supplement from the HOA. Our July and August weddings rescheduled for next year. Events pick up mid-September through November.
2. At the end of the first six months, Stonebridge has a deficit of \$58,000 compared to a deficit of \$600,000 for the same period in 2019. Stonebridge has received \$111,000 total contribution from NPOA to date. Golf rounds for the first six-month average is 1,500 per month.

ACC

Nancy Gaudet reported that the committee is meeting every two weeks; two variances for outbuildings have been granted and 21 new home designs have been approved for Gehan Builders.

Deed Restriction

There was no DR report since Courtney had been absent due to COVID-19.

Security

Kim Davila reported that we had no major issues this past month. She also reported that she is in the process of scheduling a meeting with the contract deputies and their sergeant to review the past six months and our expectations going forward with regard to traffic tickets and time spent in the community.

Executive Session

HOMEOWNER INFORMATION REDACTED

END OF EXECUTIVE SESSION

New Business

Old Business

Next Meeting. The next meeting is scheduled for August 19, 2020.

Adjournment There being no further business, upon motion made by Nancy Gaudet and seconded by Mike Duke, the meeting adjourned at 7:30 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Mike Duke, Secretary