

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

Minutes of Board of Directors Meeting

August 19, 2020

## **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on August 19, 2020, beginning at approximately 6:50 p.m. Those directors in attendance were Kim Davila, Nancy Gaudet, Becca Sharp, Gerald Kelley, Eileen Fashoro and Norman Outley. Carol Jones represented the association. Dan Kasprzak, NPOA corporate attorney was also present.

Mike Duke was not 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 July 15, 2020 minutes. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

## **Financials**

The manager presented the June financials. A motion was made by Norman Outley to approve the financials as presented. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

## **Discussion/Action Items**

1. Lake & River Road – a Motion was made by Norman Outley to repair the lake and river access roads in an amount not to exceed \$6,500. The motion was seconded by Becca Sharp. The motion passed unanimously.
2. A motion was made by Eileen Fashoro to reallocate up to \$8,000 in capital improvements to purchase additional 150 banquet chairs and a tent should Stonebridge be successful bidder for the Crosby Education Foundation Gala or to purchase 50 banquet chairs if Stonebridge is not the successful bidder. The motion was seconded by Norman Outley. The motion passed unanimously.

## **Manager's Report**

- Lights on the tennis courts have been repaired
- Pool is now closed except for weekends through Labor Day
- I am putting the Landscape Contract out for bid

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- I am working on the Forgiveness Application for the PPL
- I am working on getting the deeds for the common areas in Seven Oaks North and South. We will need to purchase title insurance on these areas since there may be some value in two of the reserves. Once we get clear title, Kim can look at these and evaluate their value.

## **Golf Course Update**

1. Golf Course Update – in July, Stonebridge received \$5,000 supplement from the HOA. That was due to an October wedding cancellation and having the air conditioner repaired.

## **ACC**

Nancy Gaudet reported that the committee is meeting every two weeks; and one variance had been granted for a fence.

Kim Davila said she had received a phone call from the parent of a resident regarding a fence on a pipeline and that the resident had received a blanket release from the pipeline company. Kim will get in touch with her contact to get a copy of the release for the NPOA to review.

## **Deed Restriction**

There was no DR report.

## **Security**

Kim Davila reported that she had been on a zoom call with Sgt. Johnson who is now over our contract, our contract deputies and Sgt. Williams. In her call, she advised them that some of our problem's areas are:

Not issuing traffic citations;  
Continuous complaint from owner of car wash regarding several break-ins;  
Changing shift times so that we would have an overlap during weekdays.  
Deputy going by HOA office each week to get list of parking violations and issuing tickets for same.

She also reported that she was advised the contract cost was going to increase by 2.5% for the coming year.

There was a brief discussion regarding the response from Harris County regarding parking in the medians. The manager will get with our deputy regarding information in the transportation code on this matter.

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**Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**END OF EXECUTIVE SESSION**

**New Business**

**Old Business**

**Next Meeting.** The next meeting will be a budget workshop on September 17, 2020 at 5:30 pm.

**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 7:57 pm.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Mike Duke, Secretary