

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

October 1, 2020

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on October 1, 2020, beginning at approximately 5:40 p.m. Those directors in attendance were Kim Davila, Nancy Gaudet, Becca Sharp, Gerald Kelley, Mike Duke, Eileen Fashoro 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.

Minutes

A motion was made by Nancy Gaudet to approve the August 19, 2020 minutes. The motion was seconded by Norman Outley. The motion passed unanimously.

Financials

The manager presented the August financials. A motion was made by Gerald Kelley to approve the financials as presented. The motion was seconded by Becca Sharp. The motion passed unanimously.

Discussion/Action Items

1. Lake & River Road – The manager reported that the bid received came in at \$14,700 plus additional time and material. The manager presented a bid from B&D Waterland for \$10,500 provided material does not exceed 12 loads. A Motion was made by Becca Sharp to have B&D Waterland perform the work on the the lake and river access roads. The motion was seconded by Gerald Kelley. The motion passed unanimously. The manager was directed to post on social media that the road would be closed for the two days the work was being performed. The expense for the repair would be taken from the storm contingency.
2. A motion was made by Nancy Gaudet to accept the bid from Ace Electric in the amount of \$4,310.46 to replace the lights at the Storage facility with LED lights. The motion was seconded by Mike Duke. The motion passed unanimously.
3. The manager presented three bids for the landscape contract on the common areas. A motion was made by Nancy Gaudet to accept the bid from Catalina Renteria. The motion was seconded by Becca Sharp. The motion passed unanimously.

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4. The manager presented a proposed budget for 2021. A motion was made by Nancy Gaudet to approve the budget with the board's changes. The motion was seconded by Gerald Kelley. The motion passed unanimously.
5. A motion was made by Norman Outley to set the assessments for 2021 at \$55 per month. The motion was seconded by Gerald Kelley. The motion passed unanimously.
6. The board agreed to schedule an open meeting at Stonebridge for October 21, 2021 at 7:00 pm provided it could be set up with social distancing.
7. A discussion was held regarding the fitness center. The Board agreed to leave the COVID changes in place until the end of the year to insure that COVID numbers do not start to increase due to more reopening's.

Manager's Report

- Harris County Health Department issued the permits for the pools, subject to a reinspection of the one gate.
- Staff will begin working on coupons so that we can get them in the mail before the Thanksgiving break.
- We are preparing a third quarter newsletter to be mailed to each residence.

Golf Course Update

1. The Association contributed \$16,000 to the operation of the golf course in August.
2. Matt Scadden was hired as Head Pro.
3. There were 2,544 rounds of golf in August compared to 1,225 for the same period in 2019.

ACC

Nancy Gaudet reported that the committee agreed to amend the ACC Guidelines on holiday decorations to allow decorations to be placed 30 days before the holiday and removed within 7 days after the holiday, with the exception of Christmas decorations.

Deed Restriction

Kim Davila gave a deed restriction report. Again, most of the violations are yard maintenance and miscellaneous items in public view.

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Security

There was a discussion during the budget review to consider hiring a fifth deputy. Kim Davila will contact the precinct regarding costs and available hours. The budget was adjusted to incorporate a fifth deputy.

Executive Session

HOMEOWNER INFORMATION REDACTED

END OF EXECUTIVE SESSION

New Business

Old Business

Next Meeting. The next meeting will be the open meeting on October 21, 2020.

Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 7:59 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Mike Duke, Secretary