

**THE NEW P.O.A. OF NEWPORT, INC.
2022 ANNUAL MEETING MINUTES**

DATE: January 13, 2022
PLACE: Stonebridge Golf Club

ATTENDING: Kim Davila, President
Gerald Kelley, Vice President
Jeff Stilwell, Director
Norman Outley, Director
Eileen Fashoro, Developer Director

Dan Kasprzak Association attorney

Approximately 15 Newport Homeowners
Carol Jones, Community Manager

WELCOME AND INTRODUCTIONS

Kim Davila called the meeting to order at 7:05 p.m.

MEETING MINUTES

The minutes of the October 14, 2021 Annual Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. A resident spoke stating the October minutes were incorrect as they did not contain a statement directed at him by the President of the Association. A vote was taken and the motion carried unanimously with no opposition.

ELECTION OF DIRECTORS

The Community Manager conducted the election of two directors to serve on the Board of Directors for a three-year term. Gerald Kelley and Norman Outley, incumbents were re-elected by acclamation.

FINANCIAL REVIEW

The Community Manager gave the financial review. A motion was made and seconded to accept the financials. The motion passed unanimously.

PRESIDENT'S REPORT

The President reported the following had been completed in 2021:

- Repaved parking lot at Stonebridge
- Replaced a portion of deck at pool
- Purchased new pool furniture (ordered beginning of May – arrived at end of season)
- Added lighting at gazebo on Newport Boulevard
- Replaced large portion of bulkhead at Lake Park
- Added picnic tables, benches and grills to lake and river parks
- New telephone system for management office
- Added new equipment and weights to fitness center

She reported the Board is considering the following for capital improvements for 2022:

- Replace remainder of bulkhead at Lake Park
- Add tables, benches and grills to lake and river parks

- Purchasing additional tables, chairs and lounges for pool
- Purchase additional equipment for fitness center
- Design new landscaping and/or monuments for entrances to Newport
- Obtain inspection and bids for tennis court updates
- Obtain bids to add dog park
- Add 1600 feet of additional space to management office

She stated that the following items are under contract to be completed in the near future:

- Drop box repaired and will place near management office with camera directed on it.
- Electronic Lake and River gate – will be discussing at our January 25th Board meeting.
- Bulkhead at lake – weather permitting, will start within a week

Homeowners asked the following questions regarding the Associations plans for 2022:

1. Are there any plans for the property on Golf Club Drive adjacent to the pond? The President responded that the property in question is owned by an individual and the Association can only enforce maintenance of the property. The President stated the pond is owned by Stonebridge and they have hired a contractor to replace the pipe in the pond.
2. What property is left to develop in Newport? The Developer Director responded that the last large tract owned by the developer is the 145 acres on South Diamondhead and only about 43 acres could be developed. She stated other than those acres there is no much to develop.
3. Why are all the trees being removed in the proposed development? The Developer Director responded that the trees had to be cleared to meet Harris County Requirements.
4. Is there another proposed entry to Newport? The Developer Director responded that at one time there was consideration by the County to extend Golf Club Drive to Highway 90, but that had not materialized.
5. When installing the drop box would we please consider height for small cars?
6. Will the new development on South Diamondhead be installing a pool that will drain to the gully? Will they be clearing out the drainage from the development to Gum Gully?
7. Did Harris County ever spend the \$1,000,000 they had allotted to clean out Gum Gully in Newport?
8. Is there anything the Association can do regarding the flooding on Challenger Drive?

SECURITY

Sgt. Steve Stensland who is now over all contracts in Districts 3 and 4 for Harris County spoke about the plans to revamp the contracts. He stated that their goal is the have the contract Deputies have more interaction with residents. He stated that statistics show that one traffic stop will deter crime in that area for 42 minutes. He also stated that his job is to make sure the communities are getting 70% of the contract. There are programs started in the Sheriff's Department to assist residents who have autistic children or residents caring for elderly or other family members with cognitive conditions. These programs provide bracelets for individuals that can be tracked by the Sheriff's Department should the individual disappear. Information about these programs is available at www.harriscit.org.

Gary Hendry, one of the Association's contract deputies spoke about recent break-ins in vacant homes. He stated they have an on-going investigation and have determined there are from 2-4 homeless individuals living in the woods surrounding Newport and breaking into and causing major destruction of these homes. If you suspect anything or see anything please report it to dispatch non-emergency number or contact the management office so the information can be relayed to the deputies.

The President also reported that the deputies are cracking down on persons riding ATV'S and motorbikes on land belonging the Association, developer and Newport MUD. These vehicles are not permitted on our streets, medians or private property. The Association has ordered signs that will be posed throughout the community.

QUESTIONS AND CONCERNS

Floor was opened to field questions/comments from homeowners.

- A resident expressed a concern Frontier’s installation of fiberoptics.
- A question was asked as to whether or not vote would be counted since no one ran against the incumbents. The manager stated that votes had been counted prior to the meeting to ensure that there were sufficient votes for a quorum. She also stated that an election report would be prepared. The resident also had a question regarding the date on ballots distributed at the Annual Meeting.
- A resident stated that Newport MUD would be obtaining more trees in 2022 for distribution to residents in Newport.
- A resident suggested that with the expansion of the management office the Association designate an employee to file concerns with the various state and county departments on behalf of homeowners. The President stated there is an app you can put on your phone “Harris Helps” and if you see something of concern you can file it from your phone.

ADJOURNMENT **There** being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:14 pm.

Respectfully submitted,

Carol Jones
Community Manager

APPROVED:

Secretary