

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 18, 2022

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on January 18, 2022, beginning at approximately 5:46 p.m. Those directors in attendance were Kim Davila, Gerald Kelley, Nancy Gaudet, Norman Outley, Rebecca Sharp, and Jeff Stilwell. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Eileen Fashoro was absent and gave her proxy to Nancy Gaudet.

Election Results

The manager presented the election results. A motion was made by Jeff Stilwell to ratify the election. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

Election of Officers

A motion was made by Jeff Stilwell to nominate Kim Davila as President. The motion was seconded by Norman Outley. The motion passed unanimously.

A motion was made by Kim Davila to nominate Jeff Stilwell as Vice-President. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

A motion was made by Kim Davila to nominate Nancy Gaudet as Secretary. The motion was seconded by Jeff Stilwell. The motion passed unanimously.

A motion was made by Kim Davila to nominate Rebecca Sharp as Treasurer. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Appointment of Committee Chairs and Members

The President appointed the following Committee chairs and co-chairs:

Architectural Control – Nancy Gaudet, Chair
Eileen Fashoro, Co-Chair

Deed Restriction - Rebecca Sharp, Chair
Kim Davila, Co-Chair

Pool and Tennis Court - Kim Davila, Chair
Jeff Stilwell, Co-Chair

Lake, River, Storage & Stables – Norman Outley, Chair
Gerald Kelley, Co-Chair

Fitness Center & Community Room – Rebecca Sharp, Chair
Nancy Gaudet, Co-Chair

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.
Minutes of Board of Directors Meeting
January 18, 2022

Security - Kim Davila, Chair
Jeff Stilwell, Co-chair

Minutes

A motion was made by Nancy Gaudet to approve the November 18, 2021 minutes. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

Financials

A motion was made by Jeff Stilwell to approve the financials as presented. The motion was seconded by Norman Outley. The motion passed unanimously.

Items for Discussion/Action

1. A motion was made by Rebecca Sharp to retain Dan Kasprzak as the association's corporate counsel for 2021 and pay the requested \$6,000 retainer. The motion was seconded by Nancy Gaudet. The motion passed unanimously.
2. A motion was made by Nancy Gaudet to accept the contract with Sweetwater Pools for 2022 and authorize the Manager to execute the contract on behalf of the association. The motion was seconded by Rebeca Sharp. The motion passed unanimously.
3. A motion was made by Jeff Stilwell to accept the bid from Cox CPA Services in the amount of \$21,000 to perform an audit and tax return for 2021. The motion was seconded by Norman Outley. The motion passed unanimously.
4. A motion was made by Jeff Stillwell to accept the contract from AIC, Inc. in the amount of \$62,582 for the construction of an electronic gate at the entrance to the lake and river easement road, conditioned upon Jeff Stilwell obtaining satisfactory information regarding access by Crosby Volunteer Fire Department, EMS and Centerpointe. The motion was seconded by Norman Outley. The motion passed with a 6-1 vote.
5. The manager presented the plans from LNH Homes, LLC for the expansion to the management office. The approximate cost from construction is \$210,000. The manager was directed to send the plans out for two additional bids.
6. A discussion was held as to 2022 capital projects. The following were projects to explore further:
 - (a) Construction of a one-acre dog park.
 - (b) Brackets for display flags on decorative lights on Newport Boulevard and Country Club Drive.
 - (c) Design for new monuments at entrances when FM 2100 is completed.
 - (d) Playground equipment at pool area park.

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 18, 2022

- (e) Replace baseboards and flooring in Community Room.

The directors will put together a list of projects and submit for a capital project work shop.

7. A motion was made by Jeff Stilwell to accept the common areas from Rochester in Sections 6 and 10 conditioned upon the areas being cleared of debris and Rochester depositing the sum of \$7,500 to NPOA to be held in escrow for trees to be planted along North Diamondhead when the sewer lines have been completed adjacent to the replatted section. The motion was seconded by Norman Outley. The motion passed unanimously.

Manager's Report

- Hogs are back – have contacted Greg Nason to get his group together to trap them.
- Sent e-mail to Partners Electric to get wire buried in parking lot at Stonebridge.
- Talked to Jack about bulk head at lake to try to get date for him to start. He said he will check out the existing bulkhead that is coming apart by Wednesday and let me know when he can start. He has completed the project he was working on.
- Mike Burris told me that Pumps and Motors cannot do the pond. He thinks it's because they gave him a price that was too low. They never put it in a formal bid. He has gotten a bid from another company - \$14, 215 to install a 30-inch pipe. Currently we have a 20 inch.
- Top Crepe Myrtles on medians - \$5,640 (131 trees).
A motion was made by Jeff Stilwell to proceed to have the crepe myrtles topped. The motion was seconded by Norman Outley. The motion passed unanimously.
- Clean up along Golf Club Drive - \$1,650.00.

ACC

The manager reported that we are currently advertising in the newsletter for volunteers to serve on the Architectural Control Committee.

Deed Restriction

There was no deed restriction report.

Security

Kim Davila reported that she and the manager had recently met with the Sergeant over Harris County contracts, the Captain and Lieutenant from Pct. 3 regarding our existing contract. She stated that she is not happy with our current patrol and did not feel the captain cares about contracts. She and the manager also met with Pct. 1 Constable Rosen and his Chief of Staff about changing from the Sheriff to Constables for security in Newport. She reported that she was impressed by the difference between what the Constables can offer as opposed to the Sheriff's Department. With the constable's we have the choice of getting a 100% contract. The cost is higher but the deputies would not be pulled out of the contract for anything other than an officer being shot. There are many other variables that make the Constables a better fit for our community. A motion was made by Jeff Stilwell

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 18, 2022

to give the required thirty (30) days' notice to the Sheriff's Department to terminate the existing contract and to enter into a one hundred per cent contract for five (5) deputies with the Harris County Constable. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Old Business:

New Business:

The manager advised the Board she had been contacted by Mr. Roger Jones, President of Diamondhead International, the owner of approximately 1.7 acres at the corner of Country Club Drive and Golf Club Drive. Mr. Jones wanted to know if the HOA had any interest in purchasing his property. The Board asked the manager to notify Mr. Jones that the Board does not wish to purchase any land at this time and to thank him for his consideration of offering the property to the HOA first.

Next Meeting Next meeting is scheduled for February 22, 2022 at 5:30 pm.

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

Respectfully submitted,

Carol Jones,
General Manager

APPROVED:

Nancy Gaudet, Secretary