

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

## **Minutes of Board of Directors Meeting**

**July 14, 2022**

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on July 14, 2022 beginning at approximately 4:35 p.m. Those directors in attendance were Jeff Stilwell, Norman Outley, Nancy Gaudet, Gerald Kelley and Eileen Fashoro. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Kim Davila was absent and gave her proxy to Jeff Stilwell.. Rebecca Sharp was also absent.

### **Minutes**

A motion was made by Eileen Fashoro to approve the May 25, 2022 minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Financials**

A motion was made by Norman Outley to approve the June financials as presented. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

### **Items for Discussion/Action**

1. A motion was made by Nancy Gaudet to amend the Lake and River Rules to clarify that motorcycles of all kinds are not permitted. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
2. A motion was made by Norman Outley to allow CISD Swim Team to use the Newport Pool for practice and to authorize the manager to execute the Agreement with CISD. The motion was seconded by Nancy Gaudet. The motion passed unanimously.
3. A motion was made by Nancy Gaudet to guarantee the equipment loan in the amount of \$32,206.68 from Stonebridge to Community Bank of Texas, with interest at the rate of 5% for a term of three (3) years and authorize the President or Vice President of the Association to execute the Guaranty and any other related documents.

### **Manager's Report**

- Renovation of the stables has started. The fence where the horses were getting out has been replaced; underbrush and over hanging trees have been removed and/or trimmed; lights have been replaced; wooden fence replacement/repair has started.
- I am in the process of obtaining a bid to replace two of the signs in the community (South Diamondhead and Port O'Call). Once I have the bid, I will contact Lennar to see if they will share the cost.
- We had issues with the air conditioner for the fitness center. It turned out to be a plumbing issue in the return line in the attic. It has been fixed.

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**ACC**

Toni Handley, senior member of the ACC addressed the board regarding metal buildings and oversized garages to house boats and rv's. She stated the committee is unanimous in not allowing metal buildings and asked the Board to support the committee's decision. She further stated the committee is unanimous in allowing separate garages on adjacent lots or the same lot if large enough, to house boats and rv's, provided they are built to match the residence as to materials and color. The Board inquired if the committee would consider metal frames for garages or oversized buildings. Her response was she would have to poll the committee but did not think it would be an issue as long as the exterior was of a like material and color as the residence.

**Deed Restriction**

No report was given.

**Security**

A statistics summary for June was presented. The report showed that five vehicles had been stolen during the month of June and one vehicle had been recovered.

**Executive Session**

HOMEOWNER AND/OR PERSONNEL INFORMATION REDACTED

**Stonebridge Update**

- Tax return has been filed.
- NPOA contribution for first six months is \$22,000 under NPOA budget.
- Play has been down due to the heat.

**Old Business:**

**New Business:**

Director Outley inquired about the wood fence on the golf course in the new section on South Diamondhead. The manager reported that this section known as The Preserve was not part of Newport when the plats were done in the 70's. It was raw acreage until its development last year and therefore is not subject to the restrictions on the plats surrounding the golf course that prohibit fences.

**Next Meeting** Next meeting will be September 22, 2022 at 5:00 pm..

**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet the meeting adjourned at 6:20 pm.

Respectfully submitted,

**APPROVED:**

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

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Carol Jones,  
General Manager

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Nancy Gaudet, Secretary