

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 25, 2012

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on January 25, 2011 beginning at approximately 5:10 p.m. Those directors in attendance were Dennis Pilkington, Dan Kasprzak, Earl Boykin, Walter Thomas, Sandy Hayes, Nancy Gaudet, Sam Gonzalez and Wayne Scott. Carol Jones represented the association.

One homeowner was in attendance.

Election of Officers

A motion was made by Sam Gonzalez to retain the same slate of officers for 2012. Earl Boykin seconded the motion. The motion passed unanimously.

Charley Lenderman joined the meeting.

Appointment of Committees

The President appointed the following Committee Chairs and Co-Chairs:

Architectural Control	Jim Carpenter, Chair; Walt Kroupa, Co-Chair
Deed Restriction	Earl Boykin Chair; Nancy Gaudet, Co-Chair
Crime Watch	Nancy Gaudet, Chair; Wayne Scott, Co-Chair
Off-site Amenities	Sam Gonzalez, Chair; Wayne Scott, Co-Chair
Capital Improvement	Executive committee

Ratification of Committee Members

A motion was made by Dan Kasprzak to appoint Margarette Chasteen and Nancy Gaudet to serve a one-year term on the Architectural Control Committee. The motion was seconded by Earl Boykin. The motion passed unanimously.

A motion was made by Dan Kasprzak to appoint Lee Webb, Cedric Patterson, Joe Denman and Charley Lenderman to the Deed Restriction Committee for a term of one year. The motion was seconded by Sandy Hayes. The motion passed unanimously.

Resident Presentation

Newport resident Bud Drumgoole addressed the Board regarding an open fire he discovered recently at the river area and some graffiti that he believes may be gang related.

Election Results

The manager presented the election results for ratification. A motion was made by Sam Gonzalez to ratify the election. The motion was seconded by Earl Boykin. The motion passed unanimously.

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A motion was made by Earl Boykin to approve the December 2011 minutes. The motion was seconded by Jim Carpenter. The motion passed unanimously.

A motion was made by Walter Thomas to approve the supplemental amendment to the November 2011 minutes. The motion was seconded by Earl Boykin. The motion passed unanimously.

Financials

December financials were presented and discussed.

A schedule setting forth current payment plans was reviewed and discussed.

A schedule setting forth \$12,258.55 in write-offs from December 1, 2011 to December 31, 2011 was presented and reviewed. A motion was made by Wayne Scott to approve the write-off as listed on the schedule. The motion was seconded by Walter Thomas. The write-off schedule was unanimously approved (copy attached).

Discussion/Action Items

The manager presented an engagement letter submitted by Ken Skrabanek to perform an audit of the 2011 records and prepare the necessary tax returns. A motion was made by Dan Kasprzak to accept the engagement letter and to authorize the manager to execute same on behalf of the Association. The motion was seconded by Walter Thomas. The motion passed unanimously.

The manager presented the 2012 pool contract from Sweetwater Pools. The manager advised the Board of certain changes that would lower the costs of the contract. A motion was made by Walter Thomas to accept the contract from Sweetwater Pools at a cost not to exceed \$61,000 and the manager was authorized to execute the contract on behalf of the Association. The motion was seconded by Jim Carpenter. The motion passed unanimously.

The manager presented the 2012 contract from Lone Star Lake Management, Inc. to maintain the ponds on Newport Boulevard. A motion was made by Dan Kasprzak to approve the contract as submitted and to authorize the manager to execute the contract on behalf of the Association. The motion was seconded by Sam Gonzalez. The motion passed unanimously.

The manager presented the 2012 contract from Hunter's Pest Control for mosquito fogging. A motion was made by Charley Lenderman to accept the contract and to authorize the manager to execute the contract on behalf of the Association. The motion was seconded by Dan Kasprzak. Upon discussion, the contract was tabled until additional information could be obtained. Once the information was obtain, the board agreed to take an e-mail vote.

Capital Improvement

The following items were presented for phase 1 of the 2012 Capital Improvement projects:

Addition of 108 street lights in Sections 3, 5 and 6 -	\$ 21,519
Completion of Board Ramp at river	16,000

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Replace deck at swimming pool -

\$ 69,212

A motion was made by Sam Gonzalez to proceed with the above capital projects and to draw funds from the capital improvement loan to cover the above cost. The motion was seconded by Dan Kasprzak. A discuss followed and it was decided to obtain a structural inspection of the pool during the deck construction. The motion passed unanimously.

A discussion was held regarding the additional irrigation to Newport Boulevard. A motion was made by Dan Kasprzak to request a reduction in our water rate for irrigation to that of the community rate of \$1. The motion was seconded by Sam Gonzalez. The motion passed unanimously.

Executive Session

The manager presented a schedule of fifty (50) homeowners with delinquent accounts. She reported that she is in the process of completing research on the accounts to ascertain the owners are not in bankruptcy or that the property is occupied and not posted for foreclosure prior to sending to the attorney. A motion was made by Dan Kasprzak to authorize the manager to use her discretion as to which accounts should be turned over to the Association's attorney for collection and that the manager would give a monthly status report to the Board. The motion was seconded by Dennis Pilkington. The motion carried unanimously.

End of Executive Session

Manager's Report

The manager reported:

- Delinquent statement had been mailed the beginning of the year.
- Coupons were not mailed in December to owners who paid annually in 2011 because of a software glitch. When the problem was discovered, coupons were prepared and had been mailed with a special letter and that no late fees would be assessed for January on those accounts.

Committee Reports

There were no committee reports.

Next Meeting. The next Board meeting is scheduled for February 16, 2012. The manager was asked to prepare a calendar for the directors setting forth all scheduled meetings.

Adjournment There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary