

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

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

January 19, 2011

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on January 19, 2011 beginning at approximately 5:14 p.m. Those directors in attendance were, Daniel Kasprzak, Dennis Pilkington, Sam Gonzalez, Sandy Hayes, Walt Kroupa, Walter Thomas, Charley Lenderman, Wayne Scott and Earl Boykin. Carol Jones represented the association.

Charley Lenderman was welcomed as the newly elected Director.

### **Election of Officers**

The following officers were unanimously elected:

President	Dennis Pilkington
Vice President	Dan Kasprzak
Secretary	Earl Boykin
Treasurer	Walter Thomas

President Pilkington requested Vice President Kasprzak preside over this meeting.

### **Annual Election**

The Manager reported the election results to the Board:

Charley Lenderman	119 Votes
Sandy Hayes	93 Votes
Wayne Scott	81 Votes
Nancy Gaudet	74 Votes
Margarette Chasteen	72 Votes
Al Owens	61 Votes
Write-in Mary Anderson	2 Votes

There were 711 votes cast of which 525 were for quorum only.

### **Appointment of Committee Chairs/Co-Chairs**

The following directors were appointed Chairs and Co-Chairs to serve for the year 2011

ACC	Walt Kroupa/Jim Carpenter
Deed Restriction	Wayne Scott/Earl Boykin
Pool & Tennis Courts	Dennis Pilkington/Charley Lenderman
Off Site Amenities	Sam Gonzalez/Dan Kasprzak
Crime Watch	Sam Gonzalez/Wayne Scott
Community Events	Sandy Hayes
Landscape	Charley Lenderman
Capital Improvement	Jim Carpenter/Dan Kasprzak

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**Minutes**

A motion was made by Dennis Pilkington to approve the minutes from the January 19, 2011 Board of Directors meeting. The motion was seconded by Walt Kroupa, and the existing Board of Directors approved the motion.

**Financials**

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

Homeowner Information Redacted

A Motion was made by Sam Gonzalez via e-mail on December 30, 2010 to approve the Budget (copy attached). The motion was seconded via e-mail by Dennis Pilkington. The Motion passed unanimously.

A discussion was held on deferred attorney fees versus monthly billings. No action was taken.

**Fence Repair at Patio Woods**

A discussion was held concerning the fence repair at Patio Woods. The manager was instructed to contact Don Hamlin to obtain a bid for the repair.

**Gazebo**

A discussion was held concerning the cost increase for the construction of the gazebo at the circle on Newport Boulevard. A motion was made by Sam Gonzalez to authorize a change order not to exceed \$30,000 in total construction costs. The motion was seconded by Sandy Hayes and carried unanimously.

**On Site Office**

A Motion was made by Dennis Pilkington for Dan Kasprzak to continue to execute the draw requests for the construction loan on the on-site management office. The motion was seconded by Earl Boykin and carried unanimously.

**Security Contract with Sheriff's Office**

A Motion was made by Sandy Hayes to add a fourth deputy to the existing security contract with the Sheriff's Office. The motion was seconded by Earl Boykin and carried unanimously. The manager was instructed to change the date on the letter to the Recruiting Division and sign and send same.

**EXECUTIVE SESSION**

**Committee Reports**

**ACC.** The Board reviewed recent findings of the Architectural Control Committee.

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**Deed Restriction.** Wayne Scott gave an update on the Deed Restriction Committee.

**Crime Watch.** Sam Gonzalez reported that he is discussing a bait vehicle with the deputies. He also reported that he and Wayne Scott had attended a Town Hall Meeting on the Nuisance Abatement Law. This law has been on the books for some time and the deputies are now being trained to enforce it. Mr. Gonzalez reported that he believes this law, when enforced, will be for the betterment of our community.

There as a discussion regarding security for the hike and bike trails and other amenities being installed by Newport MUD. It was decided that the board would try to set up an informal meeting with some of the MUD directors to discuss this issue. The manager was directed to contact the MUD to attempt to arrange a meeting with Jim Hembree, Dale Glazner and Lori Aylett.

**Off Site Amenities.** Mr. Gonzalez reported that two loads of caliche have been spread on the lake and river access roads. There was a brief discussion of the road to the storage units.

**Pool.** The manager was directed to execute the contracts with Sweetwater Pools for the renovations to the kiddies pool.

**Social.** There was a short discussion regarding the Annual Dinner/Dance.

**Adjournment**

There being no further business, meeting was adjourned at approximately 9:00 P.M.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Earl Boykin, Secretary