

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

February 16, 2011

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on February 16, 2011 beginning at approximately 5:10 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.

Ken Skrabanek presented his audit as of October 31, 2010 to the Board. Mr. Skrabanek also addressed the current accounting method of cash versus accrual. Mr. Skrabanek's recommendation to the Board was to return to the accrual method. A motion was made by Dennis Pilkington to change the accounting method to accrual. The motion was seconded by Walter Thomas and passed unanimously.

Deed Restriction Wayne Scott, Chair of the Deed Restriction committee made a motion that the Architectural Control Guidelines be amended to better identify deed restriction violations. Earl Boykin seconded the motion. The motion passed unanimously. There was a brief discussion regarding better communication to residents.

Wayne Scott left the meeting and gave his proxy to Sam Gonzalez.

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 Sam Gonzalez, and the existing Board of Directors approved the motion.

Financials

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

Homeowner information redacted

Executive Session

Homeowner Information Redacted

End of Executive Session

Maintenance Contract. The manager reported that Newport Golf Operations Management LLC had accepted the counter offer and we would be receiving the executed Contract,

Lot Waiver

A revised lot waiver was presented for approval. A Motion was made by Earl Boykin to approve the lot waiver with an amendment that homeowner's who become delinquent in their assessment would lose the waiver. The motion was seconded by Walter Thomas. The motion carried unanimously.

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Seven Oaks

A second amendment to the restrictions in Seven Oaks was presented for approval. A motion was made by Earl Boykin to approve the Second Amendment as written. The motion was seconded by Dan Kasprzak. The motion carried unanimously.

On Site Office

A discussion was held on the type of safe to purchase for the office. Sam Gonzalez offered to look into purchasing a safe.

The manager was directed to contact Konica Minolta regarding a copier for the office.

A motion was made by Walter Thomas to allow the manager to spend up to \$30,000 for equipment and furnishings for the new office.

Committee Reports

ACC. The Board reviewed recent actions of the Architectural Control Committee.

Crime Watch. Sam Gonzalez recommended that we are not adding a fourth deputy at this time. He advised the Board that he was doing a study on peak time of calls and based on the study would make a determination and recommendation to the Board.

The manager reported that the MUD did not want to have a special meeting regarding security for the parks and hike and bike trails but that it could be placed on the agenda at the MUD's monthly meeting. The manager was directed to request the subject be placed on the MUD's April agenda.

Off Site Amenities. There was not report.

Pool. There was no report.

Social. There was a short discussion regarding the Spring Celebration.

Adjournment

There being no further business, meeting was adjourned at approximately 8:20 P.M.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary