

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

**Minutes of Board of Directors Meeting**

**April 20, 2011**

**Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on April 20, 2011 beginning at approximately 5:20 p.m. Those directors in attendance were, Dan Kasprzak, Walter Thomas, Walt Kroupa, Sam Gonzalez, Jim Carpenter, Sandy Hayes, Charley Lenderman and Earl Boykin. Carol Jones represented the association.

In the President's absence, the Vice-President presided over the meeting.

A discussion was held regarding citations issued by the Sheriff's Department deputies working extra patrol at the lake and river areas. These citations were issued to both residents and non-residents for trespassing. One non resident was captured on the surveillance video breaking a lock and forcing the access gate open. A resident was captured on the surveillance video opening the gate and allowing several vehicles to enter.

Sgt. Manning from the Sheriff's Department gave a presentation to the Board of the Nuisance Abatement Procedures that the Sheriff's Department is currently enforcing.

**Minutes**

A motion was made by Earl Boykin to approve the minutes from the March 16, 2011 Board of Directors meeting. The motion was seconded by Sandy Hayes. The existing Board of Directors approved the motion.

**Financials**

March financials were presented and discussed.

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

A schedule setting forth \$17,707.00 in write-offs from February 11, 2011 through March 31, 2011 was presented and reviewed. A motion was made by Jim Carpenter to approve the write-off's as listed on the schedule. The motion was seconded by Earl Boykin. The revised schedule of write-off was unanimously approved.

**Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**Executive Session Closed**

**Lake and River**

Sam Gonzlaez reported that they would be installing six (6) buoys at the river to mark off approximately 250 feet of beach front going approximately 10-15 into the river for swimming. They will be posting No Boats in this area. The Sheriff's Department volunteered to place the buoys for the association.

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Mr. Gonzalez also addressed the resident concerns for the easement roads. He told the Board they were no longer purchasing crushed concrete and that four loads of dirt had been ordered and they were now using caliches for the easement roads.

Mr. Gonzalez reported an inspection of the boat ramp had been done and there was no damage to the boat ramp from the individual who backed into it.

**Crime Watch**

Sam Gonzalez reported that he is working with Sheriff's Department to resolve the issue of deputies giving tickets to homeowner's driving golf carts during daylight hours.

Mr. Gonzalez left the meeting.

**Executive Session Resumed**

HOMEOWNER INFORMATION REDACTED

**End of Executive Session**

**Manager's Report**

The manager reported an inspection of the sidewalks between the tennis courts and pool area revealed several broken areas. The cost of repairing the sidewalks is \$3,650.00. A motion was made by Jim Carpenter to proceed with the repair. The motion was seconded by Sandy Hayes. The motion was unanimously approved.

The manager reported that she had executed the four-year contract for electricity with Champion Energy at a rate of .056 with no adder as directed. She further reported that she had submitted a request to Centerpoint Energy to ascertain the location of all meters.

The manager also reported that IES Commercial, Inc. is now handling electrical repairs for the association and that she is in the process of scheduling an audit of all lighting in the community.

The manager reported that statements for delinquent accounts are being sent out in a staggering manner and that it will take approximately 6-8 weeks to complete the process. The reason they are being staggered is to insure sufficient staff time to work with property owners.

**Committee Reports**

**ACC.** Walt Kroupa announced that Nancy Gaudet had attended the Architectural Control Committee and proposed she would serve the remainder of the term vacated by Gary Hasse.

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There was a brief discussion regarding new home starts and a discussion on the Architectural Control Committee putting together an acceptable exterior color chart to be added to the AC Guidelines.

**Deed Restriction** Several specific homes were discussed. There was also a discussion regarding the parking of 18-wheelers on the county right of way along Golf Club Drive. The manager was instructed to order "No Motorized Vehicle Parking" signs to be placed along Golf Club Drive similar to those signs on both North and South Diamondhead.

**Pool.** There was a discussion of the number of lifeguards at the pool during community swim season and placing a lifeguard at the baby pool even though baby pools are not required to have life guards per statute. A motion was made by Jim Carpenter to add a third lifeguard to the baby pool from Memorial Day to after the July 4 holiday at a cost not to exceed \$1,800. The motion was seconded by Walter Thomas. The motion was unanimously passed.

The manager presented a request from Creative Corner to bring 13 children to the pool on Tuesday and Thursday during open swim. A motion was made by Sandy Hayes to allow Creative Corner to use the pool subject to verification of their insurance and provided the Association be a named insured. The motion was seconded by Walt Kroupa. The motion was unanimously approved.

**Landscape.** Charley Lenderman reported that he was working with Sunbelt Landscaping to put in the summer color throughout the community. He also reported that the crepe myrtles would be installed in the medians in the near future.

**Social.** Sandy Hayes reported that the Spring Celebration was a huge success. Ms. Hayes also reported that Teen night has cancelled for May due to lack of volunteers to chaperon the event. She announced that Katie Rodriguez had joined her committee.

**Other Business.** A motion was made by Charley Lenderman to approve the Employee Handbook with Dan Kasprzak's comments. The motion was seconded by Earl Boykin. The motion was unanimously approved.

**Adjournment**

There being no further business,. The meeting adjourned at 11:10 p.m.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Earl Boykin, Secretary