

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

July 21, 2011

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on July 21, 2011 beginning at approximately 5:25 p.m. Those directors in attendance were, Dennis Pilkington, Dan Kasprzak, Earl Boykin, Walt Kroupa, Sam Gonzalez, Jim Carpenter, Sandy Hayes, Charley Lenderman and Wayne Scott. Carol Jones represented the association.

Walter Thomas was absent and gave his proxy to Dennis Pilkington.

Minutes

A motion was made by Charley Lenderman to approve the minutes from the June 22, 2011 Board of Directors meeting. The motion was seconded by Jim Carpenter. The motion passed unanimously.

Financials

April financials were presented and discussed.

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

A schedule setting forth \$26,955.30 in write-offs from June 1, 2011 through June 30, 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 Sandy Hayes. The write- off schedule was unanimously approved (copy attached).

Discussion/Action Items

A discussion regarding dead trees on the common areas that pose a threat to residents was discussed. Upon motion made by Walt Kroupa, the manager was instructed to have approximately 25 dead trees removed from the common areas and lake and river access road at a cost not to exceed \$5,000. The motion was seconded by Earl Boykin. The motion passed unanimously.

A discussion regarding wall monitors for security cameras and an additional computer for the management office was discussed. A motion was made by Earl Boykin to purchase an additional computer at a cost not to exceed \$1,000. The motion was seconded by Dan Kasprzak. The motion passed unanimously. The manager will obtain cost for wall monitors.

Executive Session

HOMEOWNER INFORMATION REDACTED

End of Executive Session

Manager's Report

The manager reported:

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- All delinquent accounts over \$160 have been invoiced.
- The office will be closed to the public August 8 and 9 in order to update data on property owner accounts.

Committee Reports

Crime Watch. Sam Gonzalez reported that we will be getting a new deputy on second shift as our current deputy has resigned from the Sheriff's Department.

New Business The Capital Improvement Committee wants to start meeting in September (dates to be determined). The manager will put an article in the newsletter requesting homeowner participation in the meetings. Some of the items to be discussed will be replacing the boat ramp at the river and reserve accounts.

The new laws regarding homeowner association will be discussed at the August meeting.

Construction of the gazebo on Newport Boulevard will be discussed at the August meeting.

Adjournment There being no further business, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary