

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

August 24, 2011

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on August 24, 2011 beginning at approximately 6:15 p.m. Those directors in attendance were, Dennis Pilkington, Dan Kasprzak, Earl Boykin, Walt Kroupa, Charley Lenderman and Wayne Scott. Carol Jones represented the association.

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

Sandy Hayes was absent and gave her proxy to Walt Kroupa

Jim Carpenter was absent and gave his proxy to Dan Kasprzak

Sam Gonzalez was absent and gave his proxy to Dan Kasprzak

Minutes

A motion was made by Earl Boykin to approve the minutes from the July 21, 2011 Board of Directors meeting. The motion was seconded by Walt Kroupa. 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 \$12,538.41 in write-offs from July 1, 2011 through July 31, 2011 was presented and reviewed. A motion was made by Earl Boykin to approve the write-off's as listed on the schedule. The motion was seconded by Dan Kasprzak. The write-off schedule was unanimously approved (copy attached).

Discussion/Action Items

Since the bids for removing dead trees on the common areas that pose a threat to residents were more than the amount approved at the July meeting a discussion was held. A motion was made by Dan Kasprzak to approve the bid from Purdy in the amount of \$7,500 to remove the dead trees from the common areas. The motion was seconded by Charley Lenderman. The motion passed unanimously.

A discussion regarding the bid to remove the dead trees along the roads to the lake and river areas and trees in the lake and river areas was discussed. The total bid was \$3,900. A motion was made by Dennis Pilkington to remove the trees at the lake and river areas only at a cost of \$1,550.00. The motion was seconded by Charley Lenderman. The motion passed unanimously.

A Document Retention Policy was presented and discussed. A motion was made by Earl Boykin to adopt the policy as written and to record it in the Real Property Records of Harris County, Texas. The motion was seconded by Charley Lenderman. The motion passed unanimously.

Revised Collection Procedures were presented and discussed. A motion was made by Dennis Pilkington to adopt the Collection Procedures subject to review and minor modifications made by the Association's attorney. The motion was seconded by Earl Boykin. The motion passed unanimously.

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Upon review by the Association's attorney, the Collection Procedures will be recorded in the Real Property Records of Harris County, Texas.

A proposal and rendition of a directional sign to be placed on the north side of Country Club Drive at Golf Club Drive was presented on behalf of Director, Jim Carpenter. After discussion a motion was made by Dan Kasprzak to purchase the sign with a contribution by Rampart Holding if they choose to be placed on the sign. The motion was seconded by Dennis Pilkington. The motion passed by a 5-1 vote of those present.

Executive Session

HOMEOWNER INFORMATION REDACTED

End of Executive Session

Manager's Report

The manager reported:

- Statements on all accounts with outstanding balance being mailed
- Accounts over \$600 will receive certified letter by mid September
- Claims have been filed in all bankruptcy cases that management is aware of
- Extra patrol for loose dogs appears to be working very well
- Association has joined Safe Neighborhood Program sponsored by Crime Stoppers
- One pump at pool being replaced
- Changing lake and river passes for 2012 so they can be tracked in system

Committee Reports

Crime Watch. Sam Gonzalez was not present. A request was presented by Crime Watch Committee members to have monthly meetings. The board discussed options regarding this.

Capital Improvement. Jim Carpenter was not present. There will be a community meeting on September 22, 2011 at Newport Country Club 7:00 p.m. to discuss future capital improvements.

Offsite amenities Sam Gonzalez was not present. There was a discussion regarding the duties of the extra patrol at the lake and river.

Old Business New laws affecting homeowner associations and building the gazebo was tabled until next meeting due to time and no electricity.

New Business Replacing the guard rails on the bridge on Newport Boulevard was discussed. The manager was directed to obtain bids on replacing the guard rails and the light fixtures.

A discussion was held regarding the water in the ponds. The manager was directed to find out if and how the water can be made clear.

Next Meeting. The next Board meeting is scheduled for September 28, 2011.

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Adjournment There being no further business, the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary