

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting
September 28, 2011

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on September 28, 2011 beginning at approximately 6:15 p.m. Those directors in attendance were, Dennis Pilkington, Dan Kasprzak, Earl Boykin, Walt Kroupa, Charley Lenderman, Sandy Hayes, Walter Thomas and Wayne Scott. Carol Jones represented the association.

Sam Gonzalez was absent and gave his proxy to Dan Kasprzak

Minutes

A motion was made by Dan Kasprzak to approve the minutes from the July 21, 2011 Board of Directors meeting. The motion was seconded by Earl Boykin. 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 \$24,215.96 in write-offs from August 1, 2011 through August 31, 2011 was presented and reviewed. A motion was made by Dan Kasprzak to approve the write-off's as listed on the schedule. The motion was seconded by Earl Boykin. The write-off schedule was unanimously approved (copy attached).

Discussion/Action Items

A discussion was held regarding construction of the gazebo in the circle on Newport Boulevard. The manager was requested to have the contractor stake the area where the gazebo will be constructed to determine if it is the correct size or if it needs to be larger. The Directors will inspect the area and further discuss at the next meeting.

Jim Carpenter made a request to have an engineering inspection done on the existing pool to determine the projected life of the pool. This will be done to ascertain what type of reserve the Association should have for its amenities. The manager was instructed to order to inspection later in the winter as the pool will have to be emptied in order to have the inspection performed.

The surface of the tennis courts was discussed. The manager was instructed to obtain two bids on redoing the surface of the courts.

A discussion was held concerning additional street lights in Section 3, 5 and 6 of Newport. Dennis Pilkington, Wayne Scott and Charley Lenderman will do an audit of the area and report back to the Board.

A discussion was held regarding future capital improvement to the Community. A list of long range plans was distributed. Directors were requested to review the list and prioritize the improvements. Further discussion will be held at the next Board meeting.

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A Deed Restriction Enforcement Policy was presented and discussed. A motion was made by Earl Boykin to adopt the policy with minor changes and to record it in the Real Property Records of Harris County, Texas. The motion was seconded by Wayne Scott. The motion passed unanimously.

The manager requested a meeting with the executive committee to discuss the new laws and procedures. The meeting was scheduled for October 19, 2011 at 5:00 p.m. to be followed by a budget planning meeting at 6:30 p.m. for all directors who wish to attend.

Executive Session

HOMEOWNER INFORMATION REDACTED

Wayne Scott, Chair of the Deed Restriction Committee recommended thirteen property owners with unresolved violations is sent to Court for resolution. A motion was made by Sandy Hayes to send the violations Court for resolution. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

PERSONNEL INFORMATION REDACTED

End of Executive Session

Manager's Report

The manager reported:

- Certified letters were sent out on accounts over \$600 on September 16th.
- Extra patrol for loose dogs has ceased since the Sheriff's Department will no longer permit extra patrol deputies to use their vehicles.

Committee Reports

ACC Committee. Walt Kroupa reported that Kendall Homes was constructing a home at 2006 South Diamondhead that did not conform to the site plan presented to the committee when the variance was granted. After a discussion, the manager was directed to send a cease and desist letter to the builder.

Crime Watch. Sam Gonzalez was not present.

Capital Improvement. Jim Carpenter was not present.

Offsite amenities Sam Gonzalez was not present.

Old Business

New Business

Next Meeting. The next Board meeting is scheduled for October 26, 2011.

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Adjournment There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary