

THE NEW P.O.A. OF NEWPORT, INC.

ANNUAL MEETING MINUTES

DATE: January 13, 2011
PLACE: Newport Golf Club

ATTENDING: Dan Kasprzak, President
Sam Gonzalez, Vice President
Walter Thomas, Treasurer
Al Owens, Secretary
Wayne Scott, Director
Dennis Pilkington, Director
Walt Kroupa, Director
Wayne Scott, Director
Sandy Hayes

Approximately 45 Newport Homeowners
Carol Jones, Community Manager, Teresa Platt, Michelle Parishier,
and Chris Gruetzner, management staff
Russell Holt, Association Attorney

WELCOME AND INTRODUCTIONS

Dan Kasprzak called the meeting to order at 7:00.

PRESIDENT'S REPORT

President Dan Kasprzak gave a report on the community and transition:

- On site office
- Transition to self management
- Security Cameras
- Walking path on Newport Boulevard
- Gazebo at circle on Newport Boulevard
- Fourth Deputy to Contract with Sheriff
- Changes to adult and kiddie pools

SPECIAL RECOGNITION

President Kasprzak presented Jim Hembree with a plaque thanking him for his many years of service on the NPOAN Board of Directors

MEETING MINUTES

The minutes of the October 14, 2010 Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

TREASURER'S REPORT

Walter Thomas reviewed the financials.

NEWPORT MUD REPORT

Jim Hembree, President of Newport Mud gave a report on the status of the hike and bike trails and three parks to be located within the community. He went through the location of each park; highlights of what equipment would be in the parks and stated that completion was expected in August, 2011. A brief question and answer period followed.

ELECTION OF DIRECTORS

Carol Jones conducted the election for three (3) director positions on the Board.

DEED RESTRICTION COMMITTEE

Wayne Scott reported that when NPOAN became self managed there were 466 open violations and that t249 of these violations have since been closed. He went over the new procedures for enforcement of deed restriction violations: A courtesy letter will be sent to the homeowner stating the violation and asking the homeowner to cure the violation in 10 days of make arrangements through management. If the violation remains open when the next inspection is done, the homeowner will then receive a 30 day letter as required by law to cure the violation. If the violation is not cured within the 30 day period, the homeowner's file will be turned over to the Association's attorney for enforcement.

ACC COMMITTEE REPORT

Walt Kroupa reported there have been over fifty (50) new home start request this year and many fence applications.

CRIME WATCH.

Sgt. Adolph of the Sheriff's Department gave a report on activity in the neighborhood. There was a short question and answer session.

QUESTIONS AND ANSWERS:

Floor was opened to field questions/comments from homeowners.

* Discussion regarding reporting pot holes – This should be reported to Harris County Bridge & Roads.

*Questions regarding when the county plans to finish South Diamondhead.

*Discussion of drainage concerns on South Diamondhead.

*Discussion on status of the overpass and completion of Highway 90. It was mentioned that Highway 90 was to open later this month.

*Question was asked as to whether the lake and river patrol was part of the regular patrol for the community. It was reported that the lake and river patrol is separate from the contract deputy in the neighborhood.

ADJOURNMENT - There being no further business, meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,

APPROVED:

Carol Jones
Community Manager

Secretary