

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

October 10, 2013

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on October 10, 2013 beginning at approximately 5:45 p.m. Those directors in attendance were Dennis Pilkington, Dan Kasprzak, Nancy Gaudet, Earl Boykin, Jim Bailey and Sandy Hayes. Carol Jones represented the association. Jim Carpenter had given his proxy to Dan Kasprzak.

Bylaws

A motion was made by Dan Kasprzak to adopt the Eleventh Amended Bylaws as presented. The motion was seconded by Earl Boykin. The motion passed unanimously.

Minutes

A motion was made by Earl Boykin to approve the August 13, 2013 minutes and summary of the September 23, 2013 Board workshop. The motion was seconded by Sandy Hayes. The motion passed unanimously.

Financials

The manager presented the August - September financials to the Board. A motion was made by Earl Boykin to approve the financials as presented. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

A schedule of write-off's for August and September in the total amount of \$26,920.92, which included seven (7) foreclosures, was presented. A motion was made by Earl Boykin to approve the write-offs. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

Discussion/Action Items

The manager presented Roy Ugalde's resignation from the Board due to work related issues. A motion was made by Nancy Gaudet to accept the resignation. The motion was seconded by Earl Boykin. The motion passed unanimously. The Board elected not to fill the vacancy as Mr. Ugalde's term would end in January 2014.

A motion was made by Earl Boykin to set the assessments for 2014 at \$40 per month. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

A motion was made by Nancy Gaudet to accept the 2014 budget as presented. The motion was seconded by Earl Boykin. The motion passed unanimously.

The manager presented a request from Homeowner name redacted requesting to purchase the reserve next to his property in Patio Woods for a purchase price of \$8,000.00. It was determined that this property is platted to the common use of everyone and cannot be sold. The manager was directed to inform Mr. Patterson.

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A motion was made by Sandy Hayes to pay-off the loan on the management office in the amount of \$27,279.47. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

A motion was made by Dan Kasprzak to award the bid on the fence on Newport Boulevard to LNH Homes to construct a fence on both the North and South sides of Newport Boulevard as presented. The motion was seconded by Jim Bailey. The motion passed unanimously.

A motion was made by Sandy Hayes to authorize \$1,500 for additional repairs to the gazebo at the lake area. The motion was seconded by Earl Boykin. The motion passed unanimously.

A motion was made by Dan Kasprzak to spend up to \$1700 for the purchase and installation of Christmas decoration for the community. The motion was seconded by Earl Boykin. The motion passed unanimously.

A motion was made by Nancy Gaudet to purchase a roller for the tractor. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

The manager gave her report.

Executive Session

New Business.

Next Meeting. The next meeting will be December 11, 2013.

Adjournment There being no further business, upon motion made by Earl Boykin and seconded by Sandy Hayes, the meeting adjourned at 6:55 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Nancy Gaudet, Secretary