

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

April 11, 2013

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on April 11, 2013 beginning at approximately 5:00 p.m. Those directors in attendance were Dennis Pilkington, Dan Kasprzak, Walter Thomas, Earl Boykin, Sandy Hayes, Charley Lenderman, Nancy Gaudet, and Jim Bailey. Carol Jones represented the association.

Minutes

A motion was made by Earl Boykin to approve the January 17, 2013 minutes. The motion was seconded by Sandy Hayes. The motion passed unanimously.

A motion was made by Charley Lenderman to approve the summary of Executive Session held April 4, 2013. The motion was seconded by Earl Boykin. The motion passed unanimously.

Financials

The manager presented the January-March financials. A motion was made by Walter Thomas to approve the financials as presented. The motion was seconded by Jim Bailey. The motion passed unanimously.

A schedule of write-off's for the first quarter in the total amount of \$72,005.65, which included thirteen (13) foreclosures was presented. A motion was made by Earl Boykin to approve the write-offs. The motion was seconded by Walter Thomas. The motion passed unanimously.

Discussion/Action Items

A motion was made by Walter Thomas to accept the 2012 Audit prepared by Ken Skrabanek. The motion was seconded by Charley Lenderman. The motion passed unanimously.

A motion was made by Dan Kasprzak to extend the maintenance contract for one year under the same terms as the prior year. The motion was seconded by Earl Boykin. The motion passed unanimously.

A motion was made by Charley Lenderman to move \$40,000 from Capital Improvements to General Maintenance to be used for maintenance and beautification of the golf course. The motion was seconded by Jim Bailey. The motion passed unanimously.

A motion was made by Nancy Gaudet to purchase a lap top and monitor to be installed in the Conference Room to be used by various committees. The motion was seconded by Sandy Hayes. The motion passed unanimously.

The manager reported that the D&O was renewed with a five percent increase in premium; that there are no open claims against the Association or directors and that the exclusion of individual directors has been removed.

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Executive Session

There was no Executive Session

New Business.

Next Meeting. The next meeting will be scheduled as needed.

Adjournment There being no further business, upon motion made by Jim Bailey and seconded by Walter Thomas, the meeting was adjourned to the community meeting at 6:35 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Nancy Gaudet, Secretary