

***THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.***

**Minutes of Board of Directors Meeting**

**August 13, 2013**

**Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on July 13, 2013 beginning at approximately 5:46 p.m. Those directors in attendance were Dennis Pilkington, Dan Kasprzak, Nancy Gaudet, Earl Boykin, Walter Thomas, Charley Lenderman, Jim Bailey and Jim Carpenter by telephone. Carol Jones represented the association. Sandy Hayes had given her proxy to Walter Thomas.

**Minutes**

A motion was made by Earl Boykin to approve the May 22, 2013 minutes. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

**Financials**

Walter Thomas, treasurer presented the May - July financials to the Board. A motion was made by Dan Kasprzak to approve the financials as presented. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

A schedule of write-off's for May - July in the total amount of \$25,665.79, which included five (f) foreclosures and two (2) bankruptcies, was presented. A motion was made by Walter Thomas to approve the write-offs. The motion was seconded by Earl Boykin. The motion passed unanimously.

**Discussion/Action Items**

The manager presented an estimate to repair the gazebo located at the lake which included securing the gazebo and painting. A motion was made by Walter Thomas to accept the bid and additional cost for painting, provided the project did not exceed \$11,500.00. The motion was seconded by Dan Kasprzak. The motion passes unanimously.

The manager presented a request from a homeowner to install a volleyball court. The Board agreed to look into this to perhaps include in next year's capital budget.

The manager presented a request from a homeowner to form a Neighborhood Watch program; however the party making the request was to send information for the meeting. The information was not received and the request was tabled pending the receipt of such information.

Nancy Gaudet presented a plan for National Night Out which included reimbursement for nonalcoholic refreshments in an amount not to exceed \$50 to persons hosting a block party upon receipts. A motion was not necessary since it should not exceed the crime watch budgeted amount.

The manager discussed the problems with the LED signs. Dan Kasprzak agreed to send letters to the sign company and installer if the signs are not operational within the next week.

Jim Carpenter presented a request to amend the Bylaws to permit attendance at both Board and Committee meetings by telephonic or electronic methods. A motion was made by Dan Kasprzak to have the Association's attorney prepare an amendment to the Bylaws to permit attendance at

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Board and Committee meetings by telephonic or electronic methods. The motion was seconded by Dennis Pilkington. The motion passed unanimously.

Walter Thomas discussed downsizing the number of directors on the Board. A motion was made by Nancy Gaudet to reduce the number of directors to a total of seven (including the developer appointed director) in the following manner:

- One (1) director position in 2014;
- One (1) director position in 2015; and
- One (1) director position in 2016 unless a director resigns his/her position prior to December 31, 2015.

The motion was seconded by Earl Boykin. The motion passed unanimously. The manager was directed to have the Association's attorney make this revision to the Bylaws.

The manager presented the Revised ACC Guidelines to the Board as recommended by the Architectural Control Committee. A motion was made by Dan Kasprzak to adopt the Revised ACC Guidelines with minor changes made by the Board. The motion was seconded by Charley Lenderman. The motion passed unanimously. The manager was directed to record the Revised Guidelines in the Real Property Records of Harris County, Texas and place on the Association website.

**Manager's Report**

The manager reported that statements had been mailed in August because of staff vacations in July.

The manager reported that repairs had been made to the bus stop in Section Eight.

**Executive Session**

HOMEOWNER INFORMATION REDACTED

**New Business.**

Earl Boykin informed the Board that he had been contacted regarding monies still held by Section 10 Homeowners Association. The funds were not turned over to NPOA when the Section 10 Association merged with NPOA. A motion was made by Earl Boykin to have Community Bank of Texas transfer to funds to NPOA. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

**Next Meeting.** The next meeting will be a budget workshop in September. The date to be established at a later time.

**Adjournment** There being no further business, upon motion made by Dan Kasprzak and seconded by Dennis Pilkington, the meeting adjourned at 8:17 pm.

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Respectfully submitted,

**APPROVED:**

Carol Jones,  
Community Manager

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Nancy Gaudet, Secretary