

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 16, 2014

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on January 16, 2014 beginning at approximately 5:10 p.m. Those directors in attendance were Walter Thomas, Nancy Gaudet, Jim Bailey, Margarette Chasteen, Jim Carpenter, Amanda Shaw, Dan Webb and Dan Kasprzak. Carol Jones represented the association.

Election of Officers and Committee Chairs

The following directors were nominated for officers:

Nancy Gaudet, President – nominated by Jim Carpenter, seconded by Walter Thomas
Jim Bailey, Vice-President – nominated by Nancy Gaudet, seconded by Jim Carpenter
Amanda Shaw, Treasurer – nominated by Margarette Chasteen, seconded by Jim Carpenter
Margarette Chasteen, Secretary – nominated by Jim Carpenter, seconded by Nancy Gaudet

A motion was made by Walter Thomas to vote as a slate. The motion was seconded by Jim Carpenter. The motioned passed unanimously.

The following committee chairs were appointed by the President:

ACC – Jim Carpenter, Chair; Walt Kroupa, Vice Chair
Deed Restriction – Earl Boykin, Chair, Jim Bailey Vice Chair

The following were appointed to oversee the following:

Security - Dan Webb
Lake & River – Margarette Chasteen
Community Events – Amanda Shaw
Pool & Tennis Courts – Jim Bailey

Election Results

The manager presented the election results to be introduced into the minutes.

Minutes

A motion was made by Margarette Chasteen to approve the December 11, 2013 minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Financials

Walter Thomas presented the December financials.

There were no write-off in December 2013.

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A motion was made by Walter Thomas to accept the financials as presented. The motion was seconded by Dan Kasprzak. The motion passed unanimously.

Discussion/Action Items

The manager presented an engagement letter from Ken Skrabanek, CPA to perform the annual audit. Mr. Skrabanek is available to start the audit on February 3, 2014. A motion was made by Jim Carpenter to accept the engagement letter and authorize the manager to execute same on behalf of the Board. The motion was seconded by Walter Thomas. The motion passed unanimously.

The manager presented the pond contract from Lone Star Lake Management for 2014. A motion was made by Walter Thomas to accept the contract as presented and to authorize the manager to execute the contract on behalf of the Board. The motion was seconded Amanda Shaw. The motion passed unanimously.

The manager presented the contract from Hunter's Pest Control for mosquito spraying for 2014. A motion was made by Amanda Shaw to accept the contract as presented and to authorize the manager to execute the contract on behalf of the Board. The motion was seconded Margarette Chasteen. The motion passed unanimously.

Ratification of Committee Members

A motion was made by Dan Kasprzak to appoint Gary Hasse and Nancy Gaudet to serve a one-year term on the Architectural Control Committee and Walt Kroupa, Don Cox and Jim Carpenter to complete the second year of their two-year terms on the Architectural Control Committee. The motion was seconded by Amanda Shaw. The motion passed with one abstention.

A motion was made by Dan Kasprzak to appoint Earl Boykin, Margarette Chasteen, Jim Bailey Bryan Louque and Jason Laramore to the Deed Restriction Committee for a term of one year. The motion was seconded by Amanda Shaw. The motion passed unanimously.

Executive Session

There was no Executive Session

The manager requested a work shop meeting for January 20, 2014 to discuss some personnel and maintenance contract matters.

End of Executive Session

Presentation by SEAL Security

The Board moved into open session for a presentation for private security presented by James Alexander of SEAL Security. The open session was attended by approximately 16 residents.

There was some discussion and questions by residents after the presentation.

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The Board asked the residents to leave so that the Board could ask specific questions of Mr. Alexander.

New Business.

Next Meeting. The next meeting will be February 10, 2014.

Adjournment There being no further business, upon motion made by Margarette Chasteen and seconded by Amanda Shaw, the meeting adjourned at 7:45 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Margarette Chasteen, Secretary