

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

January 27, 2016

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on January 27, 2016, beginning at approximately 5:35 p.m. Those directors in attendance were Nancy Gaudet, Margarette Chasteen, Jim Bailey, Eileen Fashoro, Dan Webb and Earl Boykin. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney and one homeowner were also present.

Election of Officers

A motion was made by Earl Boykin to re-elect the same officers. The motion was seconded by Margarette Chasteen. The manager announced that Amanda Shaw had sold her property in Newport and would like to remain on the board for the remainder of her term but would step down as Treasurer. After a discussion the motion was revised to elect Nancy Gaudet, President, Dan Webb, Vice President, Margarette Chasteen, Secretary and Jim Bailey, Treasurer. The motion was seconded by Margarette Chasteen. The motion passed unanimously. The Board also agreed unanimously that would like Amanda Shaw to remain on the Board for the remainder of her term.

Appointment of Committee Chairs

Architectural Control Committee – Earl Boykin
Deed Restriction Committee – Jim Bailey, Co-chair Earl Boykin
Pool and Tennis Courts – Jim Bailey
Lake & River – Margarette Chasteen
Crime Watch – Margarette Chasteen
Security – Dan Webb

Election Results

The manager reported that she had not done an official audit of the election as to how many votes were for quorum only and how many votes, if any, were disqualified. She did report that Jim Bailey and Margarette Chasteen received over 300 votes each and Kim Davila received 21 votes.

Minutes

A motion was made by Earl Boykin to approve the December 17, 2015, minutes. The motion was seconded by Dan Webb. The motion passed unanimously.

Financials

The manager presented the December financials. A motion was made by Dan Webb to approve the financials as submitted. The motion was seconded by Jim Bailey. The motion passed unanimously.

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Discussion/Action Items

1. A motion was made by Dan Webb to authorize the President and Secretary to sign the security contract with Harris County for the year 2016. The motion was seconded by Jim Bailey. The motion passed unanimously.
2. A motion was made by Margarette Chasteen to authorize the Manager to execute the 2016 pool contract with Sweetwater Pools. The motion was seconded by Jim Bailey. The motion passed unanimously.
3. The manager gave an update on the golf course stating that the sale had been concluded on Friday, January 22, 2016 and that the proceeds of the loan in the amount of \$412,000 had been deposited into the account for repairs. The bank has requested copies of the bids and payment of same for their records. The manager also reported that so far this month all invoices pertaining to the operation of the golf course have been paid from income derived from the operation of the golf course. It was discussed that a ventilation system will be placed in the cart barn and fire extinguishers will be added because of the gas carts.
4. The manager was instructed to obtain a bid from AIC Security to update the cameras at the storage facility.
5. Lake & River - A discussion was held regarding the pavilion at the lake area park and the need for pilings to be placed under the pavilion. Margarette Chasteen will obtain the bids. It was further discussed that the boat ramp at the river park needs to have the sand removed again. There were several ideas on how to permanently remove the sand. Margarette Chasteen is going to contact B&D Waterland to discuss further. The manager was instructed to research the billing from Texas Outhouse and request an adjustment since they had not fulfilled their service agreement.

The Board went into Executive Session and the visiting homeowner left the meeting.

HOMEOWNER INFORMATION REDACTED

New Business.

The manager was instructed to contact a tree service company to have two dead trees removed at the golf course maintenance facility that are in danger of falling on adjacent property.

Next Meeting. The next meeting will be an executive session meeting on February 17, 2016 at 5:30 at the management office.

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Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Margarete Chasteen, the meeting adjourned at 8:30 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Margarete Chasteen, Secretary