

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 21, 2016

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on March 21, 2016, beginning at approximately 5:40 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.

Minutes

A motion was made by Dan Webb to approve the January 27, minutes. The motion was seconded by Margarette Chasteen. The motion passed unanimously.

Financials

The manager presented the February financials. A motion was made by Margarette Chasteen to approve the financials as submitted. The motion was seconded by Jim Bailey. The motion passed unanimously.

Discussion/Action Items

1. A motion was made by Dan Webb to award the 2016 mosquito spraying contract to Baywood Exterminating. The motion was seconded by Earl Boykin. The motion passed unanimously.
2. The manager presented the findings.
3. The manager presented an opinion received from our attorney on the Patiowoods merger. The board authorized the manager to send out a letter to all Patiowoods homeowners setting up a meeting for April 13, 2016 to go over the findings and possible solutions.
4. The board approved the installation of park benches by boy scouts working toward Eagle Scout conditioned upon oversight of the concrete pads.
5. A motion was made by Margarette Chasteen to authorize the withdraw of \$49,000 from the association's capital reserve for the installation of a new roof on the maintenance facility of the golf course, provided there are not sufficient funds in the golf course operation reserve. The motion was seconded by Jim Bailey. The motion passed unanimously.

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6. The manager presented an update on the golf course financials. Nancy Gaudet presented an update on the repairs and scheduled events. There was a discussion of possible dates for a grand opening of the golf course.
7. The manager presented a proposal for directional signs in the community. The board instructed the manager to proceed with the signs.
8. Lake & River - A discussion was held regarding adding an additional rule to the lake and river rules for overnight camping. The rule will read "Overnight camping is permitted in both park areas for Newport residents, for a period, not to exceed three consecutive nights. Campsites shall not be left unattended overnight.
9. Deed Restriction – Jim Bailey stated that he wanted to resume Deed Restriction meetings on the first Monday of each month at 4:00 pm. He also requested a copy of all open deed restriction violations.

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

HOMEOWNER INFORMATION REDACTED

New Business.

Next Meeting. The next meeting will be an executive session meeting on April 14, 2016 at 5:00 pm at Stonebridge Golf Club.

Adjournment There being no further business, upon motion made by Earl Boykin and seconded by Jim Bailey, the meeting adjourned at 8:25 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Margarette Chasteen, Secretary