

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

## **Minutes of Board of Directors Meeting**

**February 22, 2017**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on February 22, 2017, beginning at approximately 5:30 p.m. Those directors in attendance were Nancy Gaudet, Eileen Fashoro, Dan Webb, Earl Boykin, Buddy Brewer and Tommy Craft. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney was also present. Homeowner, Jerry Cossey was also in attendance.

Jim Bailey was absent and gave his proxy to Nancy Gaudet.

### **Minutes**

A motion was made by Earl Boykin to approve the January 17, 2017 minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Financials**

The manager presented the January financials. A motion was made by Nancy Gaudet to approve the financials as submitted. The motion was seconded by Tommy Craft. The motion passed unanimously.

### **Discussion/Action Items**

1. A motion was made by Earl Boykin to renew the contract with Lone Star Management to maintain the ponds on FM2100 at Newport Boulevard and authorize the manager to execute the contract on behalf of the association. The motion was seconded by Buddy Brewer. The motioned passed unanimously.
2. A motion was made by Tommy Craft to have Dan Webb, Jim Bailey, Earl Boykin, Nancy Gaudet and Carol Jones as signors on the associations operating account at Community Bank of Texas. The motion was seconded by Buddy Brewer. The motion passed unanimously.
3. A motion was made by Earl Boykin to permit Girl Scout troops under adult supervision to sell cookies from the parking lot on Newport Boulevard. The motion was seconded by Tommy Craft. The motion passed unanimously.
4. A motion was made by Earl Boykin for the manager to enter into an Agreement with Avant-Garde to set up electronic payments for association members with a convenience fee of \$1.50 per transaction excluding debit card transactions in the management office. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Manager's Report**

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1. The manager reported that statements had been mailed and that they would be sending statements every other month rather than quarterly.
2. A new sump pump had been installed in the ponds;
3. The manager was directed to order ant treatment for the middle of March.
4. The manager was directed to obtain bids on new LED signs for the community.
5. The manager reported that new cables had been replaced on four pieces of equipment at the gym and that the door had been repaired.

**ACC**

Nancy Gaudet reported the Committee is finalizing the revised ACC guidelines and will present them to the Board for approval.

**Deed Restriction**

Earl Boykin reported that the Committee met last week with the new committee members. One property violation was authorized to go to the petition stage.

**Security**

Dan Webb reported that Pct. 3 has a new captain. He also reported that he is requesting a special deputy to handle the many dog complaints we have been receiving. During spring break, we will have two extra deputies.

**New Business**

The manager reported that she had met with Jim Grisham, representative of the developer of Seven Oaks North and South regarding the conveyance to the association of common areas. She reported that the board would need certain information on Seven Oaks South before accepting the areas.

The manager was directed to look into wifi for the fitness center.

**Executive Session**

END OF EXECUTIVE SESSION

**Next Meeting.** The next meeting will be March 29, 2017.

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**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Earl Boykin, the meeting adjourned at 7:40 pm.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Earl Boykin, Secretary