

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 29, 2017

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on March 29, 2017, beginning at approximately 5:45 p.m. Those directors in attendance were Nancy Gaudet, Eileen Fashoro, Dan Webb, Earl Boykin, Jim Bailey, Buddy Brewer and Tommy Craft. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney was also present.

Minutes

A motion was made by Nancy Gaudet to approve the February 22, 2017 minutes. The motion was seconded by Tommy Craft. The motion passed unanimously.

Financials

The manager presented the February financials. A motion was made by Earl Boykin to approve the financials as submitted. The motion was seconded by Buddy Brewer. The motion passed unanimously.

Discussion/Action Items

1. Joni Mitchell and Bob Jones. Reliant representatives, presented a proposal for a 36-month contract with a rate of \$0.03924 to take effect at the expiration of the association's current contract. A motion was made by Earl Boykin to enter into a contract with Reliant Energy and to authorize the manager to execute the contract on behalf of the association. The motion was seconded by Tommy Craft. The motioned passed unanimously.
2. Revised Architectural Control Guidelines were presented to the Board. A motion was made by Earl Boykin to accept the ACC Guidelines as presented, subject to minor corrections. The motion was seconded by Buddy Brewer. The motion passed unanimously. The manager will cause the ACC Guidelines to be recorded in the Real Property Records of Harris County, Texas.
3. A motion was made by Nancy Gaudet to accept the proposal by Baywood Exterminating for mosquito fogging for 2017 and to authorize the manager to execute a contract on behalf of the association. The motion was seconded by Buddy Brewer. The motion passed unanimously.
4. A motion was made by Earl Boykin for the manager to enter into a contract with Pyrotecnico for our 2017 fireworks display. The motion was seconded by Buddy Brewer. The motion passed unanimously.

Manager's Report

1. The manager reported that statements would be mailed by March 7, 2017.

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2. A new sump pump had been installed in the ponds;
3. The manager discussed the proposal received by Lockwood, Andrews regarding the property being taken by TX Dot for the widening of 2100.
4. The manager discussed the possibility of managing the Newport Villas townhomes association in addition to the master association.
5. The manager reported that the association now had an agreement with Promaxima for quarterly inspections of the fitness equipment.
6. The manager reported that the credit card app was up and working with just a few kinks that had been worked through.

ACC

Nancy Gaudet a short report on ACC.

Deed Restriction

Jim Bailey reported that there were a lot of violations presented at the last DR meeting with a thirty (30) day cure and will come up for resolution at the April meeting.

Security

Dan Webb reported that we had extra patrol during spring break.

Executive Session

HOMEOWNER INFORMATION REDACTED

New Business

The manager reported that she had met with LGI Builders who will be building in Section 9 (South Diamondhead).

Next Meeting. The next meeting will be the quarterly meeting on April 13, 2017 with a regular board meeting on May 10, 2017.

Adjournment There being no further business, upon motion made by Earl Boykin and seconded by Buddy Brewer, the meeting adjourned at 7:45 pm.

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Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Earl Boykin, Secretary