

# **THE NEW P.O.A. OF NEWPORT, INC.**

## **ANNUAL MEETING MINUTES**

**DATE:** January 14, 2021  
**PLACE:** Stonebridge Golf Club

**ATTENDING:** Kim Davila, President  
Gerald Kelley, Vice President  
Nancy Gaudet, Secretary  
Jeff Stilwell, Director  
Eileen Fashoro, Developer Director

Directors Norman Outley and Becca Sharp were absent.

Dan Kasprzak, Corporate Counsel  
Approximately 19 Newport Homeowners  
Carol Jones, Community Manager, and management staff

### **WELCOME AND INTRODUCTIONS**

Kim Davila called the meeting to order at 7:03 p.m. and introduced the Board, Attorney and Manager

### **MEETING MINUTES**

The minutes of the October 21, 2020 Open Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

### **ELECTION OF DIRECTORS**

Carol Jones conducted the election for two (2) director positions on the Board.

There were no nominations from the floor. Kim Davila and Nancy Gaudet ran unopposed. A motion was made and seconded to approve the slate by acclamation. The motion carried.

### **TREASURER'S REPORT**

Carol Jones gave the treasurer's report. She reported that the Association had recovered the deficit from 2019 and was \$319,000 under budget for the year, resulting in a positive cash flow of \$300,000. She stated that only \$246,000 of the \$400,000 budgeted operating supplement for the golf course had been used in 2020.

A motion was made and seconded to approve the financials as submitted. The motion carried.

### **PRESIDENT'S REPORT**

The President gave a report on what had been accomplished in 2020:

- Large portion of the deck at the pool had been replaced.
- 200 feet of bulkhead at the lake has been replaced.
- Fishing pier has been constructed at the lake and additional rails are being installed to protect small children.
- Two pieces of equipment have been replaced in the fitness center.
- 

Changes to come in 2021 include:

- Replastering the baby pool at a cost of approximately \$42,000

- We are in the process of obtaining an inspection of the tennis courts and the board will make a decision of what improvements to make.
- \$30,000 will be set aside for capital improvements to the club house (mainly air conditioning)

She explained that when there is a positive cash flow at the end of the year, those funds are normally used for capital improvements. This year, the Association will hold \$100,000 to insure there are no extraordinary expenses in the first 3-6 months. A portion of the excess has been approved to replace the additional 220 feet of bulkhead at the lake and to pave phase 1 of the parking lot at the club.

### **SECURITY**

Sgt. Richard Johnson from Pct. 3 announced that he is the liaison between the Association and the Sheriff's Department. He stated that Pct. 3 will be doing a speed survey in some areas of Newport. He told the residents that during COVID, officers had been giving more warnings than writing tickets. He said the TAC Unit was being pro active and had been in front of Newport on 2100 about a month ago using mostly ghost vehicles and that it had been successful. He also stated that a traffic study had been done on South Diamondhead and they were waiting for the results which could result in more stop signs.

Deputy Leonard who has been with the Traffic Division for 18 years addressed the residents regarding the use of golf carts and ATVs in the community. He stated that golf carts can be used to go to and from the golf course and that ATVs are never permitted on the roads or county property. Minors are never permitted to drive a golf cart on the streets or medians. In order to drive a golf cart on a public street it must be registered, insured and tagged.

Deputy Marquez, one of our contract deputies stated that they must follow the transportation code.

The floor was opened to questions regarding security:

A resident in Patiowoods wanted to know if speed limit signs could be placed in their section and discussed the excessive speeding. Because Patiowoods has a private street, the county will not add speed limit signs. The Association will order signs and have them placed in their section.

A resident asked if a study could be done to place a three-way stop sign at South Diamondhead and Golf Club Drive.

The manager requested a study be done on Port O'Call to place a stop sign at the intersection across from the park.

A resident asked what could be done if you get the tag number of someone speeding in the community. The answer is to call (713) 221-6000 immediately and report it.

Sgt. Johnson requested the Association Manager to send him the various request for studies.

A resident asked is there had been an increase in crime due to COVID-19. The deputies answered there had been a spike in some areas but fortunately it had not affected Newport.

### **QUESTIONS AND ANSWERS:**

Questions and Answers from homeowners during the meeting

- There were several questions regarding sidewalks along South Diamondhead, drainage improvements to Gum Gulley and other areas in Newport. The President reported that we are

trying to get Harris County representatives to attend our April Open Meeting and will request these issues be addressed.

- There was a question about the monument on South Diamondhead and its appearance. The President explained that Tx Dot had taken the monuments in connection with the widening of FM 2100 and that once their project is completed that we will redesign all of our entrances.
- A suggestion was made that we place bandit signs at the entrances announcing our Quarterly meetings.
- A suggestion was made that if we have excess funds, we use some to replace equipment in the fitness center.

**ADJOURNMENT** - There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:07 pm.

Respectfully submitted,

Carol Jones  
Community Manager

APPROVED:

---

Secretary