

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 24, 2021

Call to Order

A Board of Directors meeting of Stonebridge at Newport, Inc. (the "Corporation"). was held on March 24, 2021, beginning at approximately 5:32p.m. Those directors in attendance were Gerald Kelley, Rebecca Sharp, Norman Outley, Eileen Fashoro and Jeff Stilwell. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Nancy Gaudet was absent and gave her proxy to Kim Davila.

The meeting was closed to the public because of recommendation by Harris County Health Department and officials due to COVID-19.

Minutes

A motion was made by Jeff Stilwell to approve the January 27, 2021 minutes. The motion was seconded by Norman Outley. The motion passed unanimously.

Financials

The manager presented the February financials. A motion was made by Jeff Stilwell to approve the financials as submitted. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

Items for Discussion/Action

1. A discussion was held regarding the dead trees throughout the common areas in the Community. The manager will contact Harris County to see what we need to get a permit for various types of trees.
2. A motion was made by Jeff Stilwell to rescind the COVID-19 Amended to the Rules and Regulations pertaining to the Fitness Center. The motion was seconded by Gerald Kelley. The motion passed with one abstention.
3. A discussion was held regarding the Summer Celebration. The Board was unanimous in the decision to move forward with the celebration. The manager will research the fireworks.
4. The Board reviewed a request from Stonebridge for additional remodeling of the event portion of the club. A motion was made by Jeff Stilwell to authorize \$50,000 for additional remodeling to Stonebridge. The motion was seconded by Rebecca Sharp. The motion passed unanimously.
5. A motion was made by Jeff Stilwell to contract with Baywood Exterminating for mosquito spraying for the 2021 season. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

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Manager's Report

- Manager was successful in having NPOA removed as guarantor for equipment lease with Toro for Stonebridge.
- Statements were mailed in January and will also be mailed in February and March.

Executive Session:

HOMEOWNER INFORMATION REDACTED

ACC

No ACC Report was given.

Deed Restriction

Kim Davila, Chairman reported there were 131 new violations in February of which 34 have been closed. The majority of the violations were for holiday lights, followed by trailers, political signs, and ACC without approval.

Security

Kim Davila reported that we have three new deputies – Deputy Shelton, Deputy Lai, and Deputy Malick. Deputy Hendry is still in the contract. She reported that things have been relatively quiet in the community.

Old Business:

New Business:

Next Meeting:

The next meeting will be the Quarterly Meeting on April 8, 2021 at 7:00 pm

Adjournment There being no further business, upon motion made by Jeff Stilwell and seconded by Rebecca Sharp, the meeting adjourned at 7:17 pm.

Respectfully submitted,

APPROVED:

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Carol Jones,
General Manager

Nancy Gaudet, Secretary