

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

June 2, 2021

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation"). was held on June 2, 2021, beginning at approximately 5:00p.m. Those directors in attendance were Kim Davila, Gerald Kelley, Nancy Gaudet, Rebecca Sharp, Norman Outley, Eileen Fashoro and Jeff Stilwell. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

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

Audit

Ken Skrabanek presented the 2019-2020 Audit. A motion was made by Jeff Stilwell to accept the Audit as presented. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

Minutes

A motion was made by Jeff Stilwell to approve the March 24, 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 Eileen Fashoro. The motion passed unanimously.

Items for Discussion/Action

1. A motion was made by Jeff Stilwell to proceed with the hiring of two employees and the expenditures for desks and equipment. The motion was seconded by Rebecca Sharp. The motion passed unanimously.
2. The Board approved having the Summer Celebration on July 3, 2021 and allowing both Coldwell Banker Southern Homes and JLA Realtors to participate with activities.
3. A motion was made by Jeff Stilwell to approve a merger of Newport Court Homeowners Association into Newport Property Owners Association. The motion was seconded by Norman Outley. The motion passed unanimously.
4. A motion was made by Jeff Stilwell to accept the bid by Hometown Seamless Gutters in the amount of \$3,176.00 to add gutters to the management office and to pressure wash the building. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

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Manager's Report

- Manager gave an update on the pool opening. The baby pool will have a delayed opening due to having it replastered.
- The porte cache at Stonebridge sustained damage from the Faust beer truck. Manager is awaiting a bid for repairs to send to Faust.
- Both Newport MUD and Phoenix have agreed to share in the cost of repairing the road to the storage and stables.

Executive Session:

HOMEOWNER AND PERSONNEL INFORMATION REDACTED

ACC

Nancy Gaudet reported the ACC is very busy with new home starts and homeowner requests. They need to get some clarification on air b&b. The manager stated she has contacted our DR attorney regarding this.

Deed Restriction

Kim Davila, Chairman reported there were several boat and trailer violations and yard maintenance. She would like us to be more aggressive in our procedure.

Security

Kim Davila reported that we have a new day-time deputy. She also reported that currently ATV's are the biggest issue.

Old Business:

New Business:

Next Meeting:

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

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Adjournment There being no further business, upon motion made by Jeff Stilwell and seconded by Rebecca Sharp, the meeting adjourned at 8:08 pm.

Respectfully submitted,

Carol Jones,
General Manager

APPROVED:

Nancy Gaudet, Secretary