

NEWPORT PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
January 25, 2012
AGENDA

Time: 5:00 p.m.

Place: Newport Conference Center

Directors:

Earl Boykin
Jim Carpenter
Nancy Gaudet
Sam Gonzalez
Sandy Hayes

Dan Kasprzak
Charley Lenderman
Dennis Pilkington
Wayne Scott
Walter Thomas

ESTABLISH QUORUM AND CALL TO ORDER

- I ELECT OFFICERS FOR 2012
Appoint Committee Chairs
- II Election Results
- III REVIEW MINUTES
November 16, 2011 (ratify after corrections)
December 14, 2011
January 12, 2012 (Annual Meeting – review only)
- IV FINANCIAL REVIEW
 - 1. December Financials
 - 2. Payment Plan Schedule (update attached)
 - 3. December 2011 write offs to be approved – Total \$12,258.55
 - 4. Check disbursement
 - 5. Property Tax Spreadsheet
- V ITEMS FOR DISCUSSION/ACTION
 - 1. Engagement Letter – Ken Skrabanek, CPA
 - 2. Sweetwater Pool Contract
 - 3. Lone Star Contract – Pond Maintenance
 - 4. Summary of Executive Committee Meeting
 - 5. Capital Improvements – Phase I
 - 6. Approve revised ACC Guidelines

7. D/O Insurance – need to obtain second bid through Lee Insurance Agency
8. Confirm ACC members for one year term ending 12/31/12 – Margarette Chasteen and Nancy Gaudet (Jim Carpenter, Don Cox and Walt Kroupa are in second year of two-year term that expires 12/31/12)
9. Confirm members of DR Committee for one year terms ending 12/31/12 -
10. Management Update

VI NEW BUSINESS

VII EXECUTIVE SESSION