

# ***THE NEW PROPERTY OWNERS' ASSOCIATION OF NEWPORT, INC.***

## **Minutes of Board of Directors Meeting**

**November 15, 2023**

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on November 15, 2023 beginning at approximately 5:24 p.m. Those directors in attendance were Kim Davila, Norman Outley, Nancy Gaudet, Gerald Kelley, Eileen Fashoro, Jeff Stilwell and Ruben Leal. Carol Jones, Collections & Compliance Manager, Teresa Platt, Community Manager and Dan Kasprzak, corporate counsel was also present.

### **Minutes**

A motion was made by Jeff Stilwell to approve the October 12, 2023 board minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Financials**

A motion was made by Jeff Stilwell to approve the September financials as presented. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Items for Discussion/Action**

- A motion was made by Nancy Gaudet to approve the amount of amenity cards to 3 per household. The homeowner must be over the age of 18 and provide valid documentation that they reside at the property. The motion was seconded by Jeff Stilwell. The motion passed unanimously.
- A motion was made by Jeff Stilwell to approve to have a survey on all monument sites. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Manager's Report**

- **Monuments** – The board would like to see photos of the sign description on the estimate from the contractor for Section 9 monument attached in the packet. Also, need to research the funds paid to the POA for the previous monuments. These funds were intended for the purchase of new monuments.
- **Software Update** – The board wants us to do a trial run before we announce to the community of the online viewing option. We have not yet received an estimate from Enumerate to add Engage. The board would like an email once we have received the estimate.

### **Architectural Control**

- Development for the 75 lots owned by Rampart has a projection date of September 2024.

### **Deed Restriction**

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**Security**

- We have not been getting as much feedback from the Constable lately.
- The board questioned the security/cameras that we previously had at the Lake/River parks and suggested we order new cameras for the L/R.

**Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**Old Business**

**New Business:**

**Next Meeting:** Next meeting will be January 17, 2024 at 5:00 pm. at Management Office. The annual meeting is scheduled for January 11, 2024 at Stonebridge.

**Adjournment:** There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned 7:28 pm.

Respectfully submitted,

Teresa Platt,  
Community Manager

**APPROVED:**

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Nancy Gaudet, Secretary