

**NEWPORT PROPERTY OWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**April 25, 2024**  
**AGENDA**

Time: 5:30 p.m.

Place: Management Office

**Directors:**

Kim Davila

Eileen Fashoro

Gerald Kelley

Norman Outley

Nancy Gaudet

Jeff Stilwell

Ruben Leal

**ESTABLISH QUORUM AND CALL TO ORDER**

**I. REVIEW MINUTES**

March 28, 2024

**II. FINANCIAL REVIEW**

**III. COLLECTION**

- Foreclosure write-offs

**IV. ITEMS FOR DISCUSSION/ACTION**

1. **Community Room Tint** – The community room gets very hot in the summer due to the large windows. The A/C unit has to work hard to keep the room somewhat comfortable when there is an event. To avoid overworking the unit, window tint would be a solution. Need a motion to approve a bid (attached) from:

*Solar Shade Window Tinting - \$3,348.00*

*Tint Tech - \$4,249.00*

*CW Tint - \$3,800.00*

2. **Landscape Design** – Catalina created some designs for part of the section entrances and estimated the cost of mulch for every flowerbed will be around \$7,000. The cost of flowers and bushes he estimated around \$9,000. The three main entrances still do not have power so he would get solar timers. The concrete pads where the monuments were, he plans to have plants around them so they're concealed. He stated that as long as he's worked for us the irrigation system has not been

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replaced. As parts break, he repairs them. So, he anticipates that there will be large cost for irrigation repairs.

3. **Monument Design Committee** – create and plan

**IV. MANAGEMENT REPORT**

- Catalina is still working on taking down dead trees. The trees on Newport Blvd will be replaced once those are done to ensure the new trees are not harmed in the process.
- The Preserve has been added to the maintenance contract with Catalina which increased the monthly billing by \$1,400.
- The pool pump has not been replaced yet, but we have been assured that provisions will be made so not to interfere with our swim season.
- Within the next 30 days Newport MUD will take over Via Dora Park & Reserve "B" in Section 12. Carol will take care of preparing the title policy.
- The storage unit gate has been set up with fiber optic so we have since had Frontier out to set up a static IP address. This will allow us to manage the gate better from the office.

**V. ACC**

**VI. DEED RESTRICTION**

**VII. SECURITY**

**VIII. EXECUTIVE SESSION**

HOMEOWNER INFORMATION REDACTED

**IX. NEW BUSINESS**

**X. SCHEDULE NEXT MEETING**

**XI. ADJOURNMENT**

Respectfully Submitted:

Teresa Platt  
Community Manager

**APPROVED:**

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Nancy Gaudet, Secretary