

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

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

**May 22, 2024**

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on May 22, 2024 beginning at approximately 6:42 p.m. Those directors in attendance were Kim Davila, Norman Outley, Nancy Gaudet, Eileen Fashoro, Jeff Stilwell and Teresa Platt, Community Manager.

### **Minutes**

A motion was made by Jeff Stilwell to approve the electronic meeting on April 22, 2024 board minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Financials**

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

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

1. The board made the decision to table the motion to approve tint for the Community Room windows. The board requested other options that did not have a reflective finish.
2. The quote from Smart Materials for 12 loads of limestone in the amount of \$11,229.86 was disapproved. The board requested other bids to compare prices from different rock companies for the lake/river road.
3. A motion was made by Jeff Stilwell to approve the quote for \$4,000 from Armando Reyes for cleanup of the boat ramp and beach areas. The motion was seconded by Nancy Gaudet. The motion passed unanimously.
4. A motion was made by Jeff Stilwell to approve the Constables contract for 100% coverage for 5 officers at \$620,500 for the year. The rate increased by \$38,500 for 2025. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
5. A motion was made by Jeff Stilwell to approve the President, Kim Davila, to sign the Contribution Deed to Newport MUD on behalf of the association to effectuate the transaction. The motion was seconded by Norman Outley. The motion passed unanimously.
6. A motion was made by Jeff Stilwell to approve the new designs created by Catalina Tree Services for the section entrances and the three main entrances at a cost of \$68,300. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Manager's Report**

- A Newport resident, Armando Reyes, has reached out to the board President, Kim Davila, to volunteer his company to do work at the river. He is interested in possibly being our contractor for our lake and river jobs.
- The property on S Diamondhead Blvd owned by, Carmen Botero, has been sent a letter regarding the dead tree. The letter stated that they have 5 days from receipt of the letter to remove the tree. If not, then Alex will be removing the tree & we will assess the account for the cost of removal.
- Work at the pool has been completed for the upcoming pool season. This consists of replacement of the pumps, pressure washing the deck and shades and painting the mushroom water feature.

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- We have reached out to Newport Garden Club to maintenance and update our flowerbeds in front of the POA office, the landscape bed around our sign at the POA office and around the mailbox. The garden club previously maintained the flowerbeds on Newport Blvd and at Stonebridge in exchange for the use of the community room for meetings.

**Architectural Control**

**Deed Restriction**

Nancy Gaudet, DR Committee Chair, will be available to accompany Clara on her inspections until we have hired another DR Auditor. Nancy will also be learning how to complete petitions so if we need assistance in getting those processed timely.

**Security**

Kim Davila, will be scheduling a meeting with the Constables next month.

**Executive Session**

**Old Business**

**New Business:**

**Next Meeting:** Next meeting will be June 27, 2024 at 6:00 pm. at Management Office.

**Adjournment:** There being no further business, upon motion made by Eileen Fashoro and seconded by Jeff Stilwell, the meeting adjourned 8:25 pm.

Respectfully submitted,

Teresa Platt,  
Community Manager

**APPROVED:**

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Nancy Gaudet, Secretary