

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
February 9, 2015

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 5019 Newpoint Dr. The meeting was called to order at 6:45 PM. Directors present were: Dwayne Picou, Adrian Matteucci, Barbara O'Donnell, Margaret Qualls, Cindy Forney, and Shawn Minooe, representing a quorum.

Missouri City Police Report

Missouri City Police presented a subdivision report for the last month. Key areas mentioned were burglaries of unsecured vehicles, business burglaries, and ID theft/fraud. The police officers requested that the Board notify the owners in Newpoint Estates that they need to register their alarms (\$50/year), which may also help them in responding when there is a call.

Approval of Minutes

Presented and approved.

LL Property Approvals

The final areas of the new construction were discussed with the property owners. The outbuilding plans were approved with a confirmation that there would be stone on the South-facing side of the building (in addition to the North and East-facing sides that were included in the plans). It was suggested that the roof color be Koko Brown and the owners agreed. The fence and gate were approved. The Board requested a landscape plan which is to be submitted soon.

Financial Report

Financial information for the period ended February 28, 2015 was presented, reviewed and approved.

Deed Restriction Violations

The following property owners are in violation of deed restrictions. The Board reviewed, noted any progress and took further action where appropriate:

HH – See comments in HOA Attorney section below.

Q – No update. Fence Extension is needed on the left hand side of the property. Owner has been asked to extend a permanent fence to the building set aside line of property. Clint is to follow-up with homeowner.

RR – No update. Needs to submit landscaping plans. Need landscaping, front walk of courtyard, and driveway finished by May.

GG – No update. Remove old road and old columns. The Resident is in progress of compliance, but not complete.

QQ – No update. Power washing of columns needed. Mailbox needs cleaning.

KK – Mud on street from construction traffic has been cleaned.

AE – Debris, trash cans and wheelbarrow have been in front of the garage for some time.

Update on Correspondence with HOA Attorney

The attorney reviewed correspondence between HOA and residents and the following were communicated:

EE – Should shortly receive signed payment agreement and check from resident.

HH – Regarding fence repair/replacement, resident had made some progress on repairs, but since there is still ongoing communication and more work to be done, the HOA attorney suggested that the Board may want the attorney to send a letter regarding the fence and the retractable awning on the back of the house.

Old Business

1. Natural Gas Service (Shawn) – Centerpoint contact is Ignacio Guerrero, but he was on vacation. Engineering Dept. is reviewing and should provide information regarding costs and requirements within 2 weeks. They would use directional drilling techniques to install pipes. There will be a set cost for the neighborhood and a cost per lot. The latter will depend on the number of owners who

participate. The Board discussed that we will need more information about where the line will come in on each lot and proximity to existing things in/on the house property.

2. Shawn reported that Entouch was not interested in bringing their service to Newpoint Estates as there are not enough residents, so Xfinity (Comcast) is the only service available.

New Business

1. **AD** – Fence and gate plans were submitted and explained. Because a culvert in the drainage ditch is planned, the Board recommended the resident contact the City of Missouri City as they will likely have to approve.
2. Construction Guidelines - The Board discussed the need to set up a subcommittee to revise the Construction Guidelines. Cindy will contact the HOA attorney to find out what is involved/required to make any changes.
3. HOA email – Monitoring of HOA email account is done irregularly, so it was decided that Barbara would regularly review the email inbox and forward email to the other Board members as necessary. Barbara will also create a welcome packet (electronic/printable) for new owners.

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:30 PM.