

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
September 12, 2016

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 2010 Weatherby Lane. The meeting was called to order at 6:50PM. Directors present were: Cindy Forney, Margaret Qualls, Shawn Minooe, Tom Pierson, Adrian Matteucci, and Joe DeLeon, representing a quorum. Robin Nalley arrived at 7:00PM.

Guests included: Sergeant Pete Alvarado, Officers Aven, Monroy and Tristan from the Missouri City PD. Also present: Camilo Contreras and Chris Woods

Missouri City Police Report

Sergeant Pete Alvarado reported no incidents within Newpoint Estates in the last month. Sergeant Alvarado discussed the National Night out activities beginning on Saturday October 1st and neighborhood block parties on the 3rd. Also discussed were the City's Fire Department ISO 1 rating, access to gated properties within the subdivision and the County's responsibility to patrol the intersection of Darby and Highway 6.

Minutes

The minutes for the August 2016 meetings were reviewed and unanimously approved with minor corrections

Financial Report

Margaret Qualls had emailed the July 2016 Financial Report which was reviewed and approved.

- Lien List: All property owners up to date as of 31 August
- Two property owners who had a credit were issued checks

Standing Committees

Environmental – No report

Enforcement – Cindy reported the following:

- Owner of lots SS and TT was notified several times during the summer his lot needed to be mowed. As of Board Meeting, lot owner has not responded or complied. Agreed to send HOA mowing contractor to mow overgrown property and bill property owner \$100/acre.

Social/Community

- Discussion of possible Halloween Couples Party
 - Possible Date, Saturday October 29th
 - Cindy would contact possible acts for entertainment and price casino type games similar to 2015 Valentine's Day Party

- Discussion of possible locations and dates for Annual Meeting
 - Location – check with Creekmont for availability of clubhouse
 - Possible Dates – Thursday November 10th or Thursday November 17th

Old Business

Violation Letter Updates – None

Letters of Compliance – None

Security Camera Update – request and hourly billing rate for consideration against Maintenance Contract once current contract ends

Mowing Update – request that trash pickup be aligned with mowing bimonthly mowing schedule rather than every week

City Clean up of Long Point Creek – forward email on subject from Assistant City Manger Scott Elmer

Briggs Tract Development

- Recapped events during City Council meeting on September 6th
- Information requests filed with City, County Drainage District and Army Corps of engineers for drainage plan
- Continue to reach out to City Officials and monitor zoning applications
- Continue retainer agreement with Irvine Connor

New Business

New Construction Follow up with home owners – None

Discussion of Variance Chickens – Possible variance granted on a case by case basis

Board Member positions and responsibilities

- Submit copy of latest Board Meeting minutes to bank so that new board members can be authorized to sign checks
- Elected Adrian Matteucci Board Vice President until November 2016

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 9:10 PM.