

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
July 17, 2017

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 5110 Newpoint Drive. The meeting was called to order at 6:40PM. Directors present were: Cindy Forney, Tom Pierson, Adrian Matteucci, and Robin Nalley, representing a quorum.

Guests included: Missouri City Police Sergeant Griffith and resident Dana Pierson.

Missouri City Police Report

Sergeant Griffith reported minimal activity within the subdivision in the last month; 4 false alarms, one field investigation and one medical call. City-wide there has been an increase night time commercial burglaries.

Resident Comments

Dana Pierson requested more social activities

Minutes

Approval of the June minutes were reviewed and approved with minor changes.

Financial Report

Financial Report through June 30th was presented and approved

Standing Committees

Enforcement

- AF – Contacted property owners about trash. Relayed concerns about slope of build site to ensure drainage is toward the street
- KK – will follow up with home owner about screening of well house and trailers/covered cars in view.
- L – will send attorney letter for mowing. Property owner still has not responded about landscaping plan. Mailbox and fencing plans have yet to be submitted
- K - mowing
- AL, SS, TT – will send 30 day letter for mowing of lots
- UU – berm is being worked on

Social/Community – Board will consider/start planning a community social event for the fall

Environmental – none

Old Business

Violation Letter Updates – None

Letters of Compliance – None

Security – Shawn to monitor security cameras

Board Responsibilities

- Tom and Robin to sign signature card for bank account
- Tom to research cost for laptop for HOA use (maintaining financial records and storing documents)

Proposed By-laws/Declaration Amendments

- Reduce board members from seven to five and reduce terms from three years to two years
- 2/3rds majority of board required to approve any variance (vs. the currently implied majority of Board to approve)
- Provision to allow chickens
- Flat rate fee for not paying annual assessment on time
- Construction work hours change to 7am to 6pm on week days and 10am to 6pm on weekends

New Business

Discussion of Applications by Property Owners

AD – Presented site plan, will send electronic copy of plans to Board for final approval.

Location of next meeting TBD

At 8:55 PM, the Board went into Executive Session.

At 9:10 PM the Board returned from Executive Session

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 9:15 PM.