

**NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.**

**Property Owner's Annual Meeting**

**November 9, 2017**

The annual meeting of the property owners of Newpoint Estates Homeowners Association, Inc. was held at 5110 Newpoint Drive, Fresno, TX. The meeting was called to order at 7:20 PM. A quorum of property owners was present at the meeting. The following Directors were also present: Cindy Forney, Adrian Matteucci, Joe DeLeon, Shawn Minoee, Tom Pierson and Robin Nalley.

Guests: Sergeant Griffiths MCPD, Ollie and Chris Bradbury

**Welcome and Introductions**

After a brief opening remarks, residents new to the community introduced themselves.

**Guest Speakers**

Sergeant Griffiths, reported no recent problems. From 10/16 to 10/17 there were 2 burglaries (one with a case report and one without). Other items of note:

- Discussed house watch program. Discussed "Silent Partners" program for allowing MCPD to review private security camera footage in case of a crime in area.
- Discussions of measures homeowners can take to protect property, including lighting and placement of security cameras to obtain best views of intruders/vehicles (license plate).
- Gave out non-emergency number 281-403-8700.
- A resident raised the issue of gun shots heard in area of airport

**City News/Updates**

- Creekmont cleaning easement – In October, Creekmont began cleaning the brush out of the 20' drainage easement north of Newpoint and west of Longpoint Creek
- City tax rate increase – the City increased the tax rate nearly 4 cents on the \$100 dollars of assessed value (to 60 cents per \$100 of assessed value). The increase is the largest allowed by law without holding a city-wide referendum.

**Briggs Tract Development Update**

Creekmont initiated a law suit in Harris County against the city in January. Over the next several months, various motions were filed including an agreement to expedite the case by filing

Motions for Summary Judgments (MSJs). The presiding Judge neither scheduled oral arguments for nor ruled on the MSJs, instead ordering the parties to mediation. The city objected to participating in mediation. Despite the city's refusal to participate, representatives from Newpoint, Creekmont, the developers and landowners met to discuss a resolution. During the weeks that followed, the neighborhoods, land owners and developers agreed to the following framework for a settlement:

- house at end of Darby Lane (previously roads connected with a Knox gate for separation)
- 20' buffer along Newpoint and Creekmont property lines (previously no buffer)
- 60' lots along Newpoint property line (previously 50' lots)
- Reimbursement of legal fees

The City, continuing to push for legal rather than negotiated settlement noticed a MSJ hearing for late October. With the framework for a deal in place, the Judge, over the objections from the City, allowed a six-week postponement on the hearings of the MSJs to allow for the settlement to be memorialized and executed. Once the settlement is executed the participating parties will ask for the case to be abated in order for the negotiated terms to be submitted to the City for consideration. The expectation is the city will continue to hold up the development by objecting to the abatement of the case.

### **Review of 2016 Annual Meeting Minutes**

The minutes from the 2016 annual meeting were presented for review and approved unanimously.

### **Financial Reports**

- 2017 Financial Documents – financial documents were reviewed and unanimously approved.
- Discussion of Annual Fee Changes. Yearly Assessment raised to 500.00; the last of the three planned annual increases presented at 2015 annual meeting
- 2018 Annual Budget – A draft budget was distributed to the membership. Aside from the anticipated reduction in legal expenditures, most other expenses were expected to increase fractionally in the coming year. With the increase in the yearly assessment, the increases would be covered with remaining placed in the reserve for future expenditures.

**Review and vote on proposed Amendments of Deed Restrictions and Bylaws** (see attached ballot for full text of each proposed amendment)

- Proposed Amendment 1, Article VI Section 5 (*Permitted Hours of Construction*)
  - Vote results: 17 for, 2 against
  - Proposed amendment failed due to lack of quorum
- Proposed Amendment 2, Article II Section 2 (*Powers of Architectural Control Committee*)
  - Vote results: 19 for, 0 against
  - Proposed amendment failed due to lack of quorum
- Proposed Amendment 3, Article VI Section 2 (*Animals and Livestock*)
  - Vote results: 15 for, 4 against
  - Proposed amendment failed due to lack of quorum
- Proposed Amendment 4, Article IV Section 8 (*Nonpayment of Assessments*)
  - Vote results: 19 for, 0 against
  - Proposed amendment failed due to lack of quorum
- Proposed Amendment 5, Article IV Section 2 (*Term of Office*), Bylaws Article IV, Section 1 (*Number of Directors*)
  - Vote results: 19 for, 0 against
  - Proposed amendment failed due to lack of quorum

The Board will consult the Association's attorney regarding future actions on the amendments.

### **Election of Directors**

- Elections were held to fill the expiring terms of the following Directors: Adrian Matteucci, Tom Pierson, Shawn Minooe, and the vacated position formerly held by Margaret Qualls.
- The following individuals were nominated from the floor: Tom Pierson, Robin Nalley, Barry Brazil and Adrian Matteucci
- A paper ballot vote was conducted: the four receiving the highest vote total and therefore elected as directors: Tom Pierson, Robin Nalley, Barry Brazil and Adrian Matteucci

### **Adjourn**

There being no further business to come before the Property Owners Annual Meeting, the meeting was adjourned at 9:35PM