

# **NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.**

## **Regular Board of Directors Meeting**

**February 12, 2018**

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 4919 Newpoint Drive. The meeting was called to order at 6:50 PM. Directors present were: Cindy Forney, Shawn Minooe, Tom Pierson, Barry Brazil, Joe Deleon, Adrian Matteucci, and Robin Nalley, representing a quorum.

### **Resident comments**

None

### **Missouri City Police Report**

Sergeant Griffiths reported there were two field investigations in the previous month but there were no issues found.

### **Minutes**

The minutes from the December 2017 and January 2018 meetings were approved with minor changes.

### **Financial report**

Line items will be added to the Balance Sheet adding Escrow Account and Donation category.

Aging A/R reviewed (HOA Assessments), late fees will be assessed beginning 03/01/2018.

### **Standing committees**

Enforcement – AF – Have been contacted regarding need to clean up lot. Dumpster needs to be emptied, trash piles removed, large pile of tree trunks and branches to be removed. Drainage plan needs to be submitted for review.

Environmental – Joe Deleon reported that TDOT is reviewing adding designated turning lane/light at Darby and Hwy 6.

Social/Community – None.

### **Old Business**

Violation Letter update – None

Letters of Compliance – None

Camera System – The system was inspected and extensive water damage was found in the main box/housing with corrosion of cables. Cables were replaced and re-sealed, conduit for camera 2 was added, system was grounded, fans were replaced. In future, cameras at entrance should be replaced/upgraded with existing cameras moved and repositioned and the west end

of Darby Lane if possible. Consider setting up maintenance plan for system. Shawn Minooe will continue monitor cameras.

### **New Business**

New Construction follow up with homeowners – None.

R - requested approval to replace fencing with three rail fence and wire, replace mail box, approval granted.

L- submitted request for fencing. Drawing was incomplete. Will request type of fencing proposed, height of fence, if there will be a front fence or only sides and back, if a gate will be installed. Mailbox was approved.

Discussion of Bylaws/Deed Restriction Amendments – The ballot has been reviewed by legal.

A cover letter will be added to ballot with date change to March 1, 2018 to June 15, 2018 if approved. An email option for voting will be added.

Briggs Tract Development - A City Council meeting will be held 02/14/2018.

At 9:40 PM, the Board went into Executive Session.

At 10:05 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 10:10 PM.