

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC

Regular Board of Directors Meeting

August 13, 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 6:25 pm. Directors in attendance were: Tom Pierson, Cindy Forney, Joe Deleon, Adrian Matteucci, Barry Brazil, Robin Nalley, and Shawn Minooe, representing a quorum. Residents in attendance were Mark and Cindy Dremely, David Nalley, Irman Khan, Ghazal Raza and Zoha Raza.

Missouri City Police Report

Officers A. Avens and J. Nuckols of the Missouri City Police Department were in attendance. From July 1 to July 31st calls included one vacation security check, one field investigation checking report of car fire, 2199 Darby field investigation regarding vandalism of the residence.

Resident comments

Questions were raised regarding the requirements for maintaining yards. Suggestion were made to discuss raising the assessment fee in order to outsource enforcement of restrictions; enforcement of deed restrictions has been lenient in the past and has not been effective.

Old Business

A motion was made and approved to take the property owner application item out of order.

At 6:45 pm Robin Nalley left the meeting.

An application was made by property owner AF for a variance for well and tank location.

- An email was presented to the Board regarding location of neighbors' water well versus location designated on submitted building site plan.
- Applicant submitted and email to adjacent property owner regarding location of septic tank was not responded to.
- Eventually location of adjacent property septic field was determined after a phone call adjacent property owner
- Applicant asserted well was safe distance away from septic field.

Board voted to

Robin Nalley returned to the meeting at 7:45

Minutes

The minutes of the July meeting were reviewed and approved with minor changes.

Financial Report

Financials were presented and approved.

Standing committees

Enforcement- AE – drainage plan has not been submitted. Will request plan.

AF –will request site be cleaned up.

AL –recommend lot be mowed shorter than is typically mowed.

HH – fence has been repaired.

L - attorney's fees still outstanding. Obtain opinion as to course of action; attach the outstanding balance to next year's assessment (send letter with invoice) and do not accept check if submitted amount is less, pursue legal action. BB recommended establishing clear process for late assessments.

(L) Fence to be moved back to 50 foot line as per deed restrictions. Fence had been initially placed 39 feet from center of street.

BB created checklist for deed restriction compliance/violations to aid enforcement

Environmental – No updated news from TxDOT regarding the issue of adding a designated left turn lane at the Darby Lane / Hwy 6 intersection, waiting for report from consultant.

Social/Community – Casino Night was suggested as a fall social event. BB may host event, suggested dates of September 29 or October 6, \$2,000 budgeted for event.

Old Business (continued)

Security cameras – Waiting for additional detailed bid regarding updating camera system.

New Business

Briggs Tract update.

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:50 pm.