

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
October 5, 2015

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 2010 Darby Ln. The meeting was called to order at 6:40 PM. Directors present were: Dwayne Picou, Cindy Forney, Barbara O'Donnell, Margaret Qualls, Adrian Matteucci, and Shawn Minooe, representing a quorum.

Missouri City Police Report

Missouri City Police officer Pete Alvarado reported on the events in the subdivision for last month. Discussed the "Silent Partner" program for those who have cameras who are interested in registering with the PD. Police may be able to use film in the event of a crime, but it would be as needed and they would have no remote or ongoing access. Police received a grant to add 3 more officers to bring the total to 106. Tire and wheel thefts are on the increase and vehicle thefts continue to be prevalent, especially Chevrolet Silverado and Ford 150 pickups.

KB Homes Development

Members of the Creekmont HOA discussed background and proposed action steps related to protesting the rezoning of the "Briggs" land from estate properties to allow for 400 lower priced homes. The Board was supportive and planned to get the information out to our owners right away to participate in the protest to the Missouri City Planning and Zoning Dept.

L- Site Plan and House/Improvement Plan

The property owner met with the Board to discuss the Board's concerns and questions about the location of the improvements in relation to the existing large oak trees on the property. It was decided that the owner would have the proposed house location and driveway staked out to clarify locations. The location, size and other aspects of the proposed RV garage outbuilding were also discussed. No decision would be made regarding approval of the site and improvement plans pending review of the staking and follow up discussion.

Financial Report

Financial information for the period ended September 30, 2015 was presented, reviewed and approved. The Board approved a change in the transfer fee from \$10 to \$100. It was clarified that a property being sold must be clear of deed restriction violations in addition to clearing up past due balances at the time the property is sold.

The Board also approved a requirement for deposits related to new construction. A contractor deposit of \$7500 and a property owner deposit of \$1000 will be required and held by the Board until the construction is completed and all requirements have been met.

Old Business

Construction Guidelines Revisions - Margaret, Cindy and Barbara have prepared a draft of the revised Construction Guidelines. These will be discussed and voted on at the next Board meeting.

Deed Restriction Violations

The following property owners are in violation of deed restrictions. The Board reviewed, noted any progress and took further action where appropriate.

HH – It was discussed that the realtor may need to be advised about areas out of compliance and our transfer process. (note: no one was assigned to do this)

II - Permanent repairs need to be made to the perimeter fence. Columns need to be straightened and cleaned. No response or action has occurred since July.

LL - Landscaping is underway in front of the house.

WW – Lot needs to be mowed and dues have not been paid.

RR – Owner had said landscaping would be done in May, but it has been done. Stern letter is needed.

KK – lot needs to be mowed

The following payments are on track as agreed: EE, M and AL

Secretary

Barbara agreed to step in to complete the year as secretary since the loss of Clint Summers. She will send out the Briggs information to the property owners.

Social/Community Affairs

Halloween party October 30th.

Environmental Issues

Nothing new.

New Business

Annual Meeting:

- Target date Nov 19; Barbara to contact Creekmont about using their clubhouse
- Board arrives at 6, dinner at 6:30-7; meeting starts at 7
- Need to plan agenda and review Board members with expiring terms

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 9:52 PM.