

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
January 11, 2016

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 2010 Darby Lane. The meeting was called to order at 6:35 PM. Directors present were: Dwayne Picou, Barbara O'Donnell, Cindy Forney, Margaret Qualls, Adrian Matteucci, and Joe DeLeon, representing a quorum.

Guests included: Jerry Walker, his contractor Joe and Eric Ruiz

Security

Sgt. Pete Alvarado of the Missouri City Police Dept. presented the update & security matters in the neighborhood and surrounding areas. There were no significant issues in Newpoint Estates. Key issues in Missouri City were burglary of buildings and sheds. He recommended locking all sheds and using lighting and cameras. He also covered the increase of IRS scams.

Homeowner Site Plan

Jerry Walker and his representatives and the Board discussed the Board's concerns with the submitted plans. Potential options were discussed. The Board will wait for the owner to submit adjusted plans, if he chooses to do so.

Approval of Minutes

The minutes of the December 2015 meeting were approved

Financial Report

The Financial Report was provided and discussed. Margaret reported that she sent demand letters to RR, M and HH and sent an email explanation to EE.

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.

- **UU** – Travel trailer parked in the front driveway was supposed to be moved after the holidays. Board will follow up.
- **RR** – Sent 30 Day notice regarding landscaping that is still not done.
- **II** – An update was requested regarding repair/replacement of fence. Owner responded that all repairs and painting had been done and requested what else was needed. Cindy will contact owner regarding columns and fence that are leaning

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- **HH** – Sent email that the house/property is still not in compliance and let the owner know that outstanding issues or money due will have to be disclosed to the title company at the time of sale.
- **LL** – Outbuilding is under construction and there are questions as to whether it will be completed as approved. The Board will wait for continued work to see what is done before contacting owner.

Old Business

- Drainage – The Board discussed the draft Right of Entry (ROE) form and Addendum-A proposed by the City. Barbara will draft an email and send the forms to the HOA attorney for comments, especially on the following:
 - Does Attachment A supersede the Release?
 - Who is responsible if someone gets injured during or as a result of the work?Adrian suggested a Board Member or property owner be present on each property when the City arrives on site.
- Security Camera Update – Information received from the security company indicates we may need a larger hard drive to record a longer timer prior rather than having delays due to non-motion. May also look at sensitivity settings. Adrian will contact the security company regarding this issue.

New Business

- Board Meeting Hosting schedule (all dates based on second Monday of each month)
 - January 11 – Dwayne
 - February 8 – Margaret
 - March 14 – Joe
 - April 11 – Cindy
 - May 9 – Barbara
 - June 13 – Shawn
 - July 11 – Dwayne
 - August 8 – Margaret
 - Sept 12 – Joe
 - October 10 – Cindy
 - November 8 – Barbara
 - December 12 – Shawn
- City Trash Service – Joe called Republic and the City trying to get action to pick up the old recycling cans.
- Party Trash – Trash left along the streets from a New Year's party was cleaned up immediately following a receipt of an email from the Board.
- Traffic – Cindy reported that we really need striping and/or reflectors on Darby and other traffic control needs. Barbara will contact Commissioner Morrison regarding striping of Darby, adding a turn lane off Highway 6 and a possible left turn lane on

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Darby. She will also try to find out the status of the property abandonment issue that the Board was contacted about in November

- Board Officers – Joe will be responsible for Environmental (neighborhood and surrounding areas), Shawn will be responsible for Social. Barbara is the temporary Secretary and will be looking for someone to support her and to ultimately take on this role.
- Missouri City Land Use Plan – Missouri City is in the process of reviewing its Comprehensive Plan, of which the Land Use Plan is a part. There will be a Meeting on February 18th that is open to all City residents. When more information becomes available, it will be important to get the word out to Newpoint Estates Homeowners.
- Arcola Low Income Housing – Adrian reported that two low income apartment complexes are possibly being proposed to the state. The Board will monitor and address when and if appropriate.

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:45 PM.