

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

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 1710 Mossback Circle. The meeting was called to order at 7:07 PM. Directors present were: Dwayne Picou, Barbara O'Donnell, Margaret Qualls, Shawn Minoee, Cindy Forney and Joe DeLeon, representing a quorum.

Guests included: Jerry Walker

**Security**

A security update was provided by a representative of the Missouri City Police Dept. There were three calls for service — one alarm on Darby and two noise complaints from a party.

**Homeowner Site Plan**

The revised house and site plans were approved. The house plan was reversed and the culvert and driveway were moved. A variance was granted for the forward-facing garages taking into consideration the depth of the lot excluding the back easement and the location of the garages approximately half the depth of the buildable lot.

**Minutes**

The minutes for the February meeting were approved. There was no March meeting.

**Financial Report**

Margaret Qualls presented the Financial Report which was discussed and approved. Margaret will follow up on unpaid 2016 dues. EE has paid in full except for a small amount of legal fees added recently and the Board agreed to waive them.

**Standing Committees**

Environmental - Shawn will talk to our current mower and also request a bid from another mower for mowing of the common areas and vacant lots. Objective is consistency of mowing.

**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.

- Cindy Forney will send out reminders regarding use of recycling cans only for recycling and spring cleaning
- **XX** - A wood pile (trees cut down) on Mossback needs to be removed
- **VV** - Christmas lights draped on gate and fence should be removed
- **W** - Dogs don't stay in the yard

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- **I** - Commercial trailer in driveway needs to be moved
- **D** - Trailer in driveway needs to be moved
- **M** - Dumpster in driveway needs to be moved
- **H** - Columns are still leaning

**Old Business**

- Clean up of Long Point Creek — Scott Elmer of the City turned over our requested changes to the ROE form to the City Attorney and it "got misplaced". He is following up.
- Security Cameras — Shawn reported these were running continuously.
- Replacement Board Member due to resignation of Adrian Matteucci — Tom Pierson was nominated at the annual meeting and the Board approved his appointment if he is still interested. Cindy will contact Tom.
- Litter/trash pick-up — Margaret reported that she has someone to do this with a slight increase in the amount paid. Board approved.

**New Business**

- New construction follow-up with owners — Barbara will draft approval letters to L and AF.
- Barbara and Margaret will work on getting a draft contract for owner and contractor deposits related to our recently adopted guidelines. Specifically, the contract should address what the deposit is for, when it is due, when it is returned or not, etc.
- Barbara will try to get the outstanding meeting agenda and minutes uploaded onto the Newpoint Estates website.

**Adjourned**

There being no further business to come before the Board of Directors, the meeting was adjourned at 9:20PM