

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
December 11, 2013

A regular board meeting of the Newpoint Estates Homeowners Association, Inc. was held at 4911 Westonridge Ln. The meeting was called to order at 6:40 PM. Directors present were: Dwayne Picou, Brenda West, Adrian Matteucci, Margaret Qualls, Clint Summers and Cindy Forney, representing a quorum.

Missouri City Police Report

Missouri City police officers presented a detailed report showing no crime or incidents in the subdivision for the previous month.

Approval of Minutes

Minutes of the previous meeting on November 14, 2013, were reviewed, corrected and unanimously approved.

Financial Report

Financial information for the period ended November 30, 2013, was presented, reviewed and approved.

Mediation

Three Board members were present for a mediation proceeding in Fort Bend County on December 6th involving a lawsuit against property owner M. The actions of the Board Members present were ratified by the full Board by unanimous voice vote. The amount due from the property owner was reduced to \$3,000 payable monthly in installments of \$150. A judgment was filed in Fort Bend County for the settlement amount and interest of 5% will be due on any payments that are not made on a timely basis.

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.

In Progress:

AK - Gate needs painting Action: New gate has been ordered

W - Mow front of adjacent vacant lot

QQ - Entrance gate fixture repair/replacement

L - Entrance gate key pad repair

VV - Temporary fence removal; on property line; Decorative fence needed 80 feet from front of property

II - Fence repair/replacement

EE- Due to a discrepancy in the address, an additional 30 days to pay without interest was granted

Liens and Lawsuits

RR - Removal of dirt pile, debris and needs mowing - Done.

HH - Fence repair/replacement. Some progress was made.

Environmental Issues

The following environmental issues have not been resolved. The issues were reviewed and progress noted. Contract by Mr. Mower (John Walker) was presented at the meeting and was unanimously approved by the Board to provide all mowing and trimming of the easements and lots by his Company.

Old Business

None.

New Business

AG - asked for approval of outbuilding.

Q - fence requirement.

Adjourned

There being no further business to come before the Board of Directors, the meeting was adjourned at 7:40 PM.