

## NEWPORT PROPERTY OWNER'S ASSOCIATION ANNUAL MEETING

SATURDAY, FEBRUARY 19, 2018 10:00-11:15 AM

PRESENT: Tim and Mary Thompson, Steve and Phyllis Wilson, Frank and Brenda Grand, Dennis and Adrienne Lesko, Bob and Judy Lentz, Tyler Hill, Gordon and Caroline Buswell, Helen and Jim Nazzaro, Chris and Shannon Cockrell, Paul Gorenflo, John and Pam Thompson, Ed Smith, Robert Hicks, Bob Barretto, Jeff and Diane Hanft, Buzz and Debbie Foster, Mike Bartley, Heather and Landen Vahjen, Mr. Cassidy (attorney for Mck), Jim and Denise Medford (presenters/guests)

- 1) Tim Thompson welcomed everyone and thanked the Medfords for the use of their facilities. He then acknowledged the recent death of board member, Dennis Davenport and praised the many years of work that Dennis provided in pursuit of paving Backwater Road as well as his many contributions to the work of the board over the past 5 years. A donation was made to the Amyloidosis Center, Boston University School of Medicine.
- 2) The 2017 annual property owner meeting minutes were approved as distributed last year.
- 3) The financial report was distributed to property owners. SEE ATTACHED The current balance is \$105,666.43 (which includes a \$50,000 CD that will come due in August, 2018). These funds have been accrued to be able to finance any legal action and other costs needed for getting the road paved as well as maintain Newport.
- 4) Tim announced that our meetings are informational currently and therefore a quorum is not needed. Tim also announced we have hired a law firm in Greenville. Mr. Lana Simms will be our attorney. By-laws have been drafted and are currently being reviewed by the board members and our attorney. Replacement of the open board position will be deferred until these by-laws are finalized.
- 5) Tim stated that paving the road has been the board's number one priority. Steve Brown, Chairman of County Council was invited to attend our meeting. Mr. Cassidy, attorney for Mck, joined us in this meeting. The road status remains stalled. In a review of the past year's activities, Tim indicated he had appeared before the County Council in September, 2017 and communicated our frustration in the failure to finalize an agreement. Tim communicated our reluctance to pursue legal guidance but willingness to do so if the County Council is unable to finalize an agreement. He asked the County Council to consider eminent domain as an option. Tim reported that the latest attempt of an agreement would be the following: Fletcher Lawrence has agreed to free up his property if Newport POA will allow him to tie into our utilities at Lot #1. We have agreed with the caveat that once he sells any lots, he must require those property owners follow our CCRs and pay dues as required to Newport POA. Negotiations with Mck who owns the property from the pump house to the Newport gate is being worked on. The County Council received a bid of \$307,000 for paving the road according to county specs based on that estimate. We have suggested that the county pay 25% of the cost, Mck and Newport POA split remaining costs (Mck to pay 65% of this portion and Newport to pay 35% of this portion). Mck would be expected to pay ½ of their amount over a 10 year period with the other ½ being due as a balloon payment upon sale of the property or at the end of the 10 year period. Newport property owners would be asked to pay their amount through a tax district over a 10 year period at the rate of \$143 annually. We are pushing against the county liability to get this done since they were non-compliant in their own requirements to have paved road access to each development. We would want the county to pave the road so that they are required to maintain the road in the future.
- 6) Many changes/improvements have been completed over that past year

- a. Safety and security
  - i. Replacement of stolen signs and broken stone frame
  - ii. Blockage of back roads for entry
  - iii. 6 new street lights added for a total of 18 currently
  - iv. New signage for stocked ponds
  - v. Gated entry being explored
  - vi. Newport POA email address being sought
- b. Beautification
  - i. Boardwalk damage repaired by lot owners
  - ii. Kayak Pond and Fish Pond stocked
  - iii. Compliance with CCRs being pursued
- c. Maintenance
  - i. PVC piping for ponds repaired
  - ii. Beaver problems being controlled
- d. Property Liens
  - i. One additional lien filed (filed when dues owed exceed \$2500); currently 11 active liens
- e. Home and lot developments have increased from 10-14 homes completed – additionally 4/5 lots are in various stages of development –
  - i. 1 new home under construction (lot 5/6)
  - ii. 1 additional home to be initiated in January (lot 41)
  - iii. 1 lot cleared to be developed soon (lot 28)
  - iv. 1 lot being explored for sale/development (lot 8)
- 7) By-laws have been drafted and are being reviewed by the Newport POA attorney. Clarification is needed for defining a “member in good standing”.
- 8) Updates on Stoney Point amenities were discussed by Jim and Denise Medford. With respect to road maintenance when entry has been gated, Jim discussed that Stoney Point dues are \$950/year and that they retain a reserve fund of \$25,000 each year for road maintenance. Road maintenance is the responsibility of the POA when gate entry is required. Currently our internal roads are owned by Mck and maintenance would be their responsibility. Mr. Medford also indicated that Stoney Point has a boat storage option available to Newport property owners for \$250/year to include boat and trailer storage.
- 9) Property Owner Comments
  - a. Mike Bartley reported that “Break on a Lake” will open in April, 2018.
  - b. Heather Vahjen announced that Connect Link Greenwood has several events scheduled and is asking for volunteers