

Newport POA Meeting Notes
Feb 19, 2025

Meeting Called to order: 8:30 AM.

Present: Steve Wilson (phone), Judy Kirkpatrick (phone); Jane Trnka, David Tuteral, Janice White, ACC: Bob Sims, Sammy Lanford.

A. Approve the Jan 2025 Board meeting minutes: Motion: Janice; 2nd: Jane

B. **Financial Report (as of 2/16/2025)**

1. STD Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Backwater	\$23,036	23,036	\$23,036	-	-	-	-	-
Boardwalk	\$10,000	\$15,000	\$15,000	-	-	-	-	-
Duke	\$8,961	\$783.66	\$783.66					
CPW	\$841	\$92.46	\$92.46					
Mowing	\$6,720	\$1,100	\$550	\$550				
TruGreen	\$320	\$56.92	\$56.92					
Total	\$61,878	\$40,069.04	\$39,519.04	\$550	\$0	\$0	\$0	\$0
STD Est. Balance	\$16,214	TBD	TBD					

STD budget to County in March.

2. **Backwater Rd:**Total Loan: \$345,535; Paid: \$115,180; Owe: \$230,355 (10 yrs remaining)
3. **Boardwalk:** Total Loan: \$277,000; Paid: \$157,250; Owe: \$119,750 (approx. 7 yrs remaining) Note: Credit toward Boardwalk repair: \$10,500 (Lot 38, 46, 50, 135, 136, 137, 168)

4. Checking Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Admin	\$2,313	\$469	\$468.90					
Landscape	\$119	\$0						
Maintenance	\$604	\$0						
Insurance	\$3,055	\$0						
Legal	\$10,705	\$0						
ACC Refunds	\$15,000	\$0						
Total	\$31,796	\$469	\$469	\$0	\$0	\$0	\$0	\$0

5. Checking Income

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Assessments	\$14,091	\$8,210	\$7,700	\$510				
ACC Fees	\$19,250	\$2,000	\$2,000					
Trailer Storage	\$1,235	\$100	\$100					
Total	\$34,576	\$10,310	\$9,800	\$510	\$0	\$0	\$0	

6. Checking Account Balance

	2024 Beginning	2025 Beginning	Jan Ending	Feb Ending	Mar Ending	Apr Ending	May Ending	Jun Ending
Account Balance	\$ 57,249	\$ 59,904	\$ 69,235	\$ 69,745				

Useable Checking: \$50,445 (minus ACC refund deposits, \$16,000 & Boardwalk reserves, \$3,300)

- ACC refund deposits (\$16,000): (32/33); (54); (18, 50, 135, 136, 137, 168).

7. Additional Revenue Anticipated:

- POA Assessments: \$5,200 (18 unpaid; except lot 49; \$6,480.70 past due). The additional 10% will be included for those owners who have not paid by the end of March.
- ACC Fees: \$14,000 (estimate 8 new builds at \$1,750)

8. Estimated Operating Budget for end of 2025:

a. Checking: \$53,645

(useable + anticipated assessments & fees – est remaining 2025 expenses of \$16,000)

b. STD: NA (note, this will vary depending upon when taxes paid to County)

(current balance – estimated remaining 2025 expenses of \$16,300)

- Meeting with Olde Eight and County needs to be scheduled – hopefully for March.
- Dave will be opening separate accounts for reserves (Boardwalk Assessments, Trailer fees, and reserve for road maintenance.) Part of ACC deposit goes for road maintenance. Easier to use for specific funds.
- Discussion re: routine maintenance vs. repair for roads. Work will be needed in the future. Check with county re: input re: responsibility and definitions. Opportunity to have interior roads coated as building nears completion (maintenance). Discussion for annual meeting.

- C. ACC Status: ACC will provide.
1. Current number of homes under construction: (NOTE: 7 building, 43 Homes Built)
 2. Two homes for sale: 137 Boardwalk (Lot 175), 145 Boardwalk (Lot 171).
 3. UPDATES: See ACC report
 4. Fines reviewed (on separate page)
- D. Maintenance and Grounds:
1. Boardwalk Area.
 - a. Boards repaired from storm damage. Rip Rap Done. Scheduled follow-on inspection with Lake Management: FEB 13—2PM. Per Lake Management, all is OK. Requested a confirmation email. A board needs to be replaced—**repaired**. Janice asked Dave Simpson to help monitor—Thanks Dave. Donald has put latches on the ladders.
 - b. Trex warranty: Request details regarding the warranty are provided. Need to discuss with Donald at the next meeting with him.
 3. Any status on Mr. McKinney’s instructions to Donald regarding downed trees? Yes, Per Donald no additional work until the development of the respective lot.
 4. Lower pond – beavers have covered drain.
 5. Pond water pump: power box support frame damaged—will require power to be cut off and frame repaired. Per Discussion with David, Donald stated he will repair the electrical box.
 6. Pipe with wires is on Newport Drive. . .Sammy offered to call a contact at Duke. **Fixed**.
 8. Lots to be cleaned up – status? Janice developed a plan, owners concurred, and will pay for their respective tree removal.
- E. Old Business
1. Lake Cleanup – Steve Hill will organize for January 18th. Due to weather forecast, date changed to February 1st. **Excellent turnout, GREAT JOB!**
 2. Contractors continue to hit signs that have been on Portland and Kayak. **(STATUS) Signs have been moved and secured.**
 3. Newport cups ordered & received for welcome baskets
- F. New Business:
1. Wine Walk – Date: March 22nd
 2. Date for 2025 Annual Meeting: Aug 2nd 2025. Reservations made. Timeline for notifications to be published.
 - a. Outline Annual Meeting sequence: Meeting Notification, Board member announcement, Dates for submitting nomination packets, Agenda, Briefing.
 3. Maintenance and Grounds: Pillars at entrance need to be repaired and painted. Sammy will look at (repair). Pine Straw delivery will be mid-March \$5/bale delivered. If neighbors want the pine straw, respond to Janice. Jane to include in next newsletter.
 4. Q1 Newsletter will be generated. Include Flag information. Annual meeting at 10:00 am. People who have not paid their assessments, incur a 10% penalty effective April 1st. Two openings on the Board.
 5. Per Janice, Donald has a proposal that will be presented during next month’s (March) Board meeting.
 6. Per Dave, Donald wants to meet (informally, not at Board meetings) on monthly/bi-monthly/quarterly meeting as a builder with the Board. **Concur**

February Assignments:

1. Sammy:
 - a. Look at what needs to be done to repair pillars at front gate
2. Bob and Sammy:
 - a. Update chart with appropriate fines to be current.
 - b. Send email regarding violations.
3. Jane:
 - a. Generate 2Q Newsletter
 - b. Organize Wine Walk

G. Open Discussion: Donald will submit proposal to address various issues.

H. Motion to adjourn: 10:15 am. Motion: Janice: 2nd: Jane

I. Executive Session: 10:17 am. – 10:35 am.

J. Next Meeting: 8:30; March 19th at Steve's
(Mar 19, Apr 16, May 21)