

Newport POA Meeting Notes

Jan 15, 2025

Meeting Called to order: 8:34 am

Present: Steve Wilson, Jane Trnka, David Tuteral, Steve Hill, ACC: Janice White, Bob Sims, Sammy Lanford. Not present: Judy Kirkpatrick

A. Approve the Dec 2024 Board meeting minutes: Motion: Jane; 2nd: Steve Hill

B. **Financial Report (as of JAN 1, 2025)**

1. STD Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Boardwalk	\$ 10k	\$ 15k	\$15k					
Duke	\$ 8,961							
CPW	\$ 841							
Mowing	\$ 6,720	\$ 92	\$92					
TruGreen	\$ 320	\$ 550	\$550					
Total	\$ 38,842							
STD Est. Balance	\$ 16,214	\$ 15,642						
		NA						

2. Checking Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Admin	\$ 2,313	\$ 64	\$64					
Landscape	\$ 119							
Maintenance	\$ 604							
Insurance	\$ 3,055							
Legal	\$ 10,705							
ACC Refunds	\$ 15,000							
Total	\$ 31,796	\$ 64	\$64					

3. Checking Income

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Assessments	\$ 14,091	\$ 3,400	\$3,400					
ACC Fees	\$ 19,250							
Trailer Storage	\$ 1,235							
Total	\$ 34,576	\$ 3,400	\$3,400					

4. Checking Account Balance

	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Account Balance	\$ 59,452	\$ 62,788	\$62,788					

Actual Checking: \$46,088 (ACC refund deposits, \$14,000; Boardwalk reserves, \$2,700)

5. ACC refund deposits (\$14,000): (32/33); (54); (18, 50, 135, 136, 168).
6. Additional Revenue Anticipated:
POA Assessments: \$10,010 – 43 owners (except lot 49; \$6,480.70 past due)
ACC Fees: \$14,000 (estimate 8 new builds at \$1,750)

7. **Operating Budget:**

Checking: \$52,098

(actual + anticipated assessments & fees – est. remaining 2025 expenses of \$18,000)

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

(current balance – estimated remaining 2025 expenses of \$23,400)

8. **Total Boardwalk Balance Owed:** \$121,500 (approx. 7 yrs remaining)

Note: Credit toward Boardwalk repair: \$10,500 (Lot 38, 46, 50, 135, 136, 168)

9. **Total Backwater Road Balance Owed:** \$230,355 (includes 2025 payment; 10 yrs remaining). On 1/27/25, County has arranged a meeting with Newport and Olde Eight to discuss STD obligation.

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)
5. Lot 53: Sent follow up documenting discussion. Adjusted start date to June 1, 2023.

D. Maintenance and Grounds:

1. Boardwalk Area.
 - a. NOT COMPLETE, Boards repaired from storm damage. Rip Rap not done. Expectation is that the rip rap will be completed with supporting structure. Will be complete when Lake Management approves. Dave suggested a meeting with Donald to address this and other issues. Bob and Sammy offered to participate. Next step: Janice set up a meeting with Julie at Lake Management for guidance regarding fixing boardwalk.
 - b. Trex warranty: Request details regarding the warranty are provided. Need the details regarding the TREX warranty.
3. Any status on Mr. McKinney's instructions to Donald regarding downed trees? Not available.
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. Mr. McKinney has been notified. No access to get to the pump. Email sent and no response. Will include information in another email to Mr. McKinney.
6. Meeting with Carol (Greenwood Planning Commission) on December 16th. Contacted Carol on Jan 7th request update on 1) New Newport Master Plan, 2) Inspection of area next to Simpson's home. Have not received anything yet. Hopefully soon.
7. Pipe with exposed wires on Newport. . .belongs to Duke. Janice to contact Duke. Sammy offered to call a contact at Duke.

E. Old Business

1. Gate: Documents: No Change
2. Per Steve Hill: Streetlight on Portland will be turned on this week. [Light is now on.](#)

F. New Business:

1. Newport Logo on site. . .New Newport Logo created.
2. Lake Cleanup – Steve Hill will organize for January 18th. Due to weather forecast, date changed to February 1st.
3. Wine Walk – Date: March 22nd.
4. Date for 2025 Annual Meeting: July 26, Aug 2nd, or Aug 9th. SDW will make reservations with priority to July 26th, followed by other dates.
5. Contractors continue to hit signs that have been on Portland and Kayak.
6. Picture of cups that will be ordered for welcome baskets (2 per basket). Will have available for sale at the Wine Walk. Prepping 10 newcomer baskets. Ordered extra cups to sell to Newport neighbors (\$15 each) so money will go back to Welcome Crew.
7. Thanks to the ladies who cut the grass by entrance and staked up cedar tree that was leaning.

January Assignments:

1. Steve Wilson:
 - a. Make reservations for Annual Meeting
2. David:
 - a. Transfer email access from Steve Hill to Janice
3. Janice:
 - a. Schedule meeting with Lake Management regarding the Boardwalk
4. Janice and Steve Hill:
 - a. Address signs that have been hit. Work with Sammy to fix them.
5. Steve Hill:
 - a. Organize Lake Clean Up
6. Jane:
 - a. Send reminder regarding Lake Clean Up, now scheduled for February 1
7. Bob and Sammy:
 - a. Update chart with appropriate fines
8. Sammy:
 - a. Contact Duke regarding pipe with wires on Newport

G. Open Discussion:

Thanks to Steve Hill for his many years of selfless service to the Newport Community.

- H. Motion to adjourn: 9:55 am. Motion: Steve: 2nd: Jane
- I. Executive Session:
- J. Next Meeting: 8:30; Feb 19th at Janice's.
(Feb 19, Mar 19, Apr 16th)