

## Newport POA Meeting Notes May 21, 2025

Meeting Called to order: 8:30 am

Present: Steve Wilson, Jane Trnka, David Tuterl, Janice White, Judy Kirkpatrick; ACC: Sammy Lanford,

Not present: Bob Sims; Owners: Donald MacTaggart

A. Approve the April 2025 Board meeting minutes: Motion: Jane; 2<sup>nd</sup>: Judy

B. Financial Report (as of 5/18/2025)

### 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	-	-	-	-	-
WC Fiber	\$12,000	NA	-	-	-	-	-	-
Duke	\$8,961	\$3,212.53	\$783.66	\$809.54	\$809.74	\$809.59	-	
CPW	\$841	\$454.77	\$92.46	\$96.54	\$88.97	\$86.86	\$89.94	
Mowing	\$6,720	\$2,750	\$550	\$550	\$550	\$550	\$550	
TruGreen	\$320	\$170.76	\$56.92	-	\$56.92	\$56.92		
Signage	\$0	\$305.71	-	-	\$305.71			
<b>Total</b>	<b>\$61,878</b>	<b>\$44,929.77</b>	<b>\$39,519.04</b>	<b>\$1,456.08</b>	<b>\$1,811.34</b>	<b>\$1,503.37</b>	<b>\$639.94</b>	<b>\$0.00</b>
<b>STD Est. Balance</b>	\$16,214	\$36,736	\$40,003	\$38,547	\$36,736	\$35,232		

**Boardwalk:** Total Loan: \$277,000; Paid: \$160,750; Owe: \$116,250 (approx. 7 yrs remaining)

- Note: Credit toward Boardwalk repair: \$15,750 (Lot 38, 46, 47, 50, 56, 135, 136, 137, 168)

### Checking Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Admin	\$2,313	867.96	581.61	-	76.35		210.00	
Landscape	\$119	125.00	-	-	125.00			
Maintenance	\$604	199.62	-	-	-	199.62		
Insurance	\$3,055	0.00	-	-	-			
Legal	\$10,705	0.00	-	-	-			
ACC Refunds	\$15,000	0.00	-	-	-			
<b>Total</b>	<b>\$31,796</b>	<b>1,192.58</b>	<b>581.61</b>	<b>0.00</b>	<b>201.35</b>	<b>199.62</b>	<b>210.00</b>	<b>0.00</b>

## Checking Income

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Assessments	\$14,091	\$13,070	\$7,700	\$510	\$4,860			
ACC Fees	\$19,250	\$9,750	\$2,000	-	\$4,000		\$3,750	
Trailer Storage	\$1,235	\$1,300	\$100	\$500	\$400	\$300		
<b>Total</b>	<b>\$34,576</b>	<b>\$24,120</b>	<b>\$9,800</b>	<b>\$1,010</b>	<b>\$9,260</b>	<b>\$300</b>	<b>\$3,750</b>	

## Account Balances

	2024 Beginning	2025 Beginning	Jan Ending	Feb Ending	Mar Ending	Apr Ending	May as of 5/18	Jun Ending
<b>Checking</b>	\$ 57,249	\$ 60,187	\$ 69,235	\$ 70,245	\$ 73,904	\$ 74,004	\$ 77,544	
<b>Boardwalk Maint.</b>	\$ 0	\$ 2,700	\$ 3,600	\$ 3,600	\$ 5,400	\$ 5,400		

**Useable Checking:** \$55,544 (minus ACC refund deposits, \$22,000)

- ACC refund deposits (\$22,000): Lanford Industrial Services (32/33); Novak (54); Glabas (17); Mactaggart (18, 47, 50, 56, 135, 136, 137, 168).

Additional Revenue Anticipated:

- POA Assessments: \$374 (2 unpaid; except Thompson, lot 49)
- ACC Fees: \$10,500 (estimate 6 new builds at \$1,750)

## **Estimated Operating Budget for end of 2025:**

- Checking: \$54,418  
-- (useable + anticipated assessments & fees – est. remaining 2025 expenses of \$12,000)
- STD: \$22,232 (note, this will vary depending upon when taxes paid to County)  
(current balance – estimated remaining 2025 expenses of \$13,000)

C. ACC Status: ACC will provide.

1. Current number of homes under construction: (NOTE: 9 building, 45 Homes Built)
2. Three homes for sale: 137 Boardwalk (Lot 175), 145 Boardwalk (Lot 171), 230 Headwater Dr (Lot 55)
3. UPDATES: See ACC report

D. Maintenance and Grounds:

1. Boardwalk Area.

- a. Trex warranty: Request details regarding the warranty: STATUS: Mr. McTaggart will provide proof of purchase. Mr. McTaggart provided the Proof of Purchase but needs a date for proof of purchase.
- b. 1 board is cracked. Status: Fixed per Mr. McTaggart
2. Upper Pond Irrigation pump turned on/serviced. STATUS: Fixed. However, there are several sprinkler heads to be replaced at the front gate area.
3. Both ponds are full; Area around pond needs to be cleaned up; Janice wants to get quotes to take care of. The POA did in the past, but that does not mean the POA need to do it again. . . who is responsible? This goes to the Common Area issue.
4. Lower pond. . .beavers are impacting. SDW asked Mr. McTaggart what is long term maintenance plan?

Conversation regarding overall responsible for various areas in Newport, including determining what is common area. The only common area per the county is the island on Headwater.

5. Discussion re: getting legal definition of Boardwalk, adjacent property and common area. It will be appropriate to meet with county planner to discuss. Next step:
  - Board to determine common areas. Present to Mr. McTaggart and Mr. McKinney.
  - The Board, Mr. McTaggart and county planner to meet and discuss proper process.
  - Present to owners for a vote at annual meeting.

#### E. Old Business

1. Date for 2025 Annual Meeting: Aug 2<sup>nd</sup> 2025 at 10:00 am. Reservation confirmed.  
 Notifications Timeline
  - a. June 6: Send Official Notice of Annual Meeting. Includes invitation to apply for vacant Board positions; invitation to owners to add an agenda item.
  - b. June 20: Response from Board Candidates due.
  - c. June 27: Notice to eligible/approved Board Candidates requesting they provide their written input.
  - d. July 16: Board review/approve candidates.
  - e. July 26: Post the meeting agenda, briefing, and candidate input
  - f. Aug 2: Annual meeting: Lake Club House.
2. Mr. McKinney (MCK)/ Mr. McTaggart proposal: STATUS: the Common Areas; Discussed earlier.
  - a. Question from Mike L.: If someone is hurt on a pond or common area, who gets sued? JC McKinney owns the area and would therefore be liable. The POA may be involved. STATUS: Both parties can be sued.
  - b. Next steps re: common area:
    1. Board review documentation and respond to Mr. McTaggart regarding Common Area designation. STATUS: See above.
    2. Mr. McTaggart, Carol Coleman (county planner) and Board members will meet to discuss process for addressing. (common area, property 469). Nancy to coordinate. STATUS: See above.
  - c. The common area, etc., authority to maintain and control area via a Supplemental to Declaration.

F. New Business:

1. Mr. Lermer: Expectations re: maintenance area and Boardwalk. Placed string along Boardwalk to discourage geese; works. Rip rap needs to be checked. STATUS: Not addressed.
  - Clean (pressure washer) at least 1x/year; check and replace boards. Also, area between homes and Boardwalk. Designated areas, rules for common area. Janice: if we can borrow water, then we can wash. Mr. McTaggart: recommend using a hydrant for water.
  - What is plan for property between homes and boardwalk? Mr. McTaggart stated he will seed, straw and mow. As building continues, Donald will landscape. STATUS: Not addressed.
2. Olde Eight re: contributing to STD for Backwater Road (split the costs). STATUS: Olde Eight is reviewing.
3. Discussion about revising pet policy. Next steps:
  - VP will coordinate with Nancy Simpson on a Newport Pet Policy
  - Board to review all information in June meeting
  - Ask Nancy to submit a proposal for how to manage to review in July meeting; VP will reach out to meet with Nancy to address.
  - Provide to owners to vote on at annual meeting

G. Open Discussion.

1. Need a paragraph in the D&C's about Olde Eight 5% increase in dues; suggest adopting what Stoney Point has? Or Mr. McTaggart and Dave discussed that if we do that, we acknowledge their right to increase. Is our best step to change our D&C's and take it out?
2. Janice and Dave brought up needing to revise ACC guidelines. They will start a first draft. Jane has recommendations presented during POA Board meetings; will send to Janice and Dave.

H. Meeting adjourned at: 10:22am; Motion: Dave; 2<sup>nd</sup>: Janice

I. Executive Session:

J. Next Meeting: 8:30; June 18th at TBD.

(July 16, Aug? (New Board Members—Usually held 3d Wednesday of the month. New board set up recommend August 6<sup>th</sup>, the 1<sup>st</sup> Wednesday of August.)