

January POA Board Minutes January 21, 2026

Meeting Called to order @ 8:30 a.m. by Judy Kirkpatrick and 2nd by Janice White
Present: Judy Kirkpatrick, Nancy Simpson, Lisa Meredith, David Tuterl, Janice White, Bob Simms & Donald MacTaggart.

December 2025 Board Minutes approved, Motion: Judy and second by Janice

Financial Report_(below as of 01/18/26, David)

- Rip Rap cost \$675. along with cost of Quikrete pending placement by Donald's Crew.
- Board funds cups for Welcome Bags
- Pay Pal service fee
- Tru Green will be dropping off
- Received Working Capital Fund from the sale of 137 Boardwalk.
- Working Capital funds to be deposited to the Money Market Acct.

David to mail notices for unpaid Assessments.

Common Area: Transfer

- Board began inquiring to the process & cost to deeding of the common area.
- Survey
 - Janice shared map provided by MCK/Donald of proposed common area to be transferred for survey.
 - Dan has concerns of the map's lack of clear detail.
 - Dan's current est. is just under \$10K to complete survey. (Survey cost is billed by the foot.)
- Donald was asked if JC would be sharing the cost for the survey and Donald replied no. Shared cost is limited to lawyer & closing cost.
Although JC had stated in an email dated 7/29/25 as follows...
- Previous discussion and written agreements with MCK had said that all costs would be shared for the transfer of the common areas.
- NPOA Board feels both the survey and plat are needed to complete the transfer process and would be included in the shared costs.
- Therefore, the Board must do a cost benefit analysis to determine if it is beneficial to the Newport Community to move forward with the transfer of the common ground.
- Gate Expenses: Reviewed should Newport entrance common ground transfer proceed.
- Gate Balance quote 2022, \$38,911. - \$12,495. = \$26,416.
- Need an updated estimate.
- Evaluate additional costs and components needed ie. Cameras, wifi, insurance, maintenance.
- Consider relocating of gate storage

Marina Access:

- ACC asked Donald if he plans to use the road behind the houses on Portland/Headwater (contractor road entrance) through the woods for marina access? Donald replied, no. He plans to use Portland.
- Not what the Board and ACC were previously told.
- Board has concerns of increase traffic on Portland Circle.

Maintenance and Grounds:

- Boardwalk rip rap is complete now waiting on possibly weather and Donald's Crew to add Quikcrete to sure up the rip rap to reduce further erosion.
- QR Code:
 - Board is moving forward with QR code and signs have been ordered, which will be placed at both the entry and exit of Newport. These signs will direct interested people to our Newport Website, where they can learn more about living in Newport.
- Lake/Newport Cleanup:
 - **Saturday February 7th @ 11:00 am.**
 - If anyone has questions you can contact Janice at Newportpoa.grounds@gmail.com
 - Bags and pickers will be provided, although if you have a picker you are encouraged to bring it.
- Steve Masterson will mulch at Newport Monument when it's time.
- Pete Gabas to assist Janice w/lawn maintenance.

Future Business:

Road Reserve Funds: Due to lack of time, moved to future discussion.

Governing Documents Committee Update:

- 11 Amendments conflicts/updates
 - Requires a member vote to amend
 - One page per amendment with fines to be published and enforced.
 - Prepared by committee for review by the board.
 - Once approved move forward for community vote.
 - Secretary, solicit each household to learn whose email is primary and Treasurer will help with paper vote.
 - Prepare for a Town Hall notification to the community. Language to be simple
 - Inquire about the use of SP Clubhouse for the Town Hall.
 - Share with legal for review.

Town & Country:

- The Board met with Town & Country to discuss how their services could benefit the community.
- We can pick and choose the best services for the community both governing and financially.
- Drafting a letter now to provide community with more info.

ACC:

- Donald will know more about his plans for 437, near the proposed marina, once surveyed.
- Donald says Lot# 57 build contract pending.
- Donald Proposes to remove all trees on lot/s# 57-60 off Newport Dr. to prepare proper water drainage. Install a wood fence w/Arborvitaes along the back & as trees mature remove fence. Board replied, no consideration until a plan on paper! As should be the case with all projects per our guidelines.

Meeting adjourned at: 1:36 pm.

Next Meeting: 8:30 a.m., February 18th, @ Janice White's

See **Financial Report** on next page:

STD Expenses

Item	2025 Total	2026 Budget	2026 Total	Jan
Backwater	\$23,036	\$23,036	\$23,036	\$23,036
Boardwalk	\$15,000	\$15,000	\$15,000	\$15,000
Gate	\$0	\$10,000	\$0	
Duke	\$10,051	\$9,500	\$0.00	
CPW	\$1,093	\$900	\$85.40	\$85.40
Mowing	\$8,350	\$7,000	\$0.00	
TruGreen	\$452	\$700	\$0.00	
Maintenance	\$476	\$1,500	\$0.00	
Insurance	\$2,344	\$3,000	\$0.00	
Contingency	\$0	\$2,000	\$0	
County Fee	\$700	\$700	\$700.00	\$700.00
Total	\$61,502	\$73,336	\$38,821	\$38,821
STD Est. Balance	\$16,214		\$57,000	NA

Boardwalk: Total Loan: \$277,000; Paid: \$164,250; Owe: \$112,750 (approx. 7 yrs remaining)

- Note: Credit toward Boardwalk repair: \$19,250 (Lot 38, 46, 47, 50, 56, 61, 135, 136, 137, 138, 168)

Checking Expenses

Item	2025 Total	2026 Budget	2026 Total	Jan
Admin	\$2,215	\$2,500	\$353.24	\$353.24
Landscape	\$125	\$500	\$0.00	
Maintenance	\$2,451	\$1,500	\$0.00	
Trailer Storage	\$0	\$2,000	\$0.00	
Legal	\$10,562	\$11,000	\$0.00	
Prop Management	\$0	\$12,600	\$0.00	
Contingency	\$0	\$2,000	\$0.00	
Total	\$15,352	\$32,100	\$353	\$353

Checking Income

Item	2025 Total	2026 Est Income	2026 Total	Jan
Assessments	\$13,444	\$23,805	\$12,045	\$12,045
ACC Fees	\$3,500	\$3,500	\$0	
Trailer Storage	\$1,500	\$4,000	\$2,400	\$2,400
Prop Transfer Fee	\$0	\$3,500	\$500	\$500
Total	\$18,444	\$34,805	\$14,945	\$14,945

Account Balances

	2025 Beginning	2026 Beginning	Jan Ending
Checking	\$ 61,187	\$ 62,858	\$ 73,259
Money Market	\$ 0	\$ 3,908	\$ 3,908

Useable Checking: \$57,259 (minus ACC refund deposits, \$16,000)

- ACC refund deposits (\$16,000): Novak (54); Glabas (17); Mactaggart (29, 47, 50, 56, 61, 138).

Additional Revenue Anticipated:

- POA Assessments: \$11,760 (36 unpaid; except Thompson, lot 49)
- ACC Fees: \$3,500 (estimate 2 new builds at \$1,750)

Estimated Operating Budget for end of 2026:

- Checking: \$40,769
- (useable + anticipated assessments & fees – est remaining 2026 expenses of \$31,750)
- STD: \$22,500 (note, this will vary depending upon when taxes paid to County)
(current balance – estimated remaining 2026 expenses of \$34,500)