

## February POA Board Minutes February 18, 2026

Meeting Called to order at 8:30 a.m. by Judy Kirkpatrick and 2<sup>nd</sup> by Janice White  
Present: Judy Kirkpatrick, Nancy Simpson, Lisa Meredith, Janice White, David  
Tuteral by phone, ACC/Bob Sims, Residents: Greg Haraka, Pete Glabas, and John  
Peterson

January Board Minutes approved, Motion: Judy and second by Nancy

Financial Report: (below as of 02/15/26, David)

- Questions were asked on the STD expenses:
  - The worksheet is showing it runs on the same calendar year as our checking expenses.
    - David replied that it runs from June to May and we must supply the next year's budget in March.
    - David felt it would be easier to read if displayed on a calendar year to match Newport and Nancy felt it should reflect the county's fiscal year.
  - Nancy did not follow the STD estimated balance for the end of 2026 of \$57,000. End of 2026 balance will likely be closer to \$30,000. David to finalize the numbers.
  - Maintenance category is listed on both STD and Checking. Why are we budgeting maintenance expense in two places?
  - Nancy stated that the STD is a zero-balancing account. However, year after year, we are creating a larger balance. She asked what the plan is to balance out this account especially if the gate line item (which replaced the fiber line item) never gets purchased.
    - David responded that we could use the balance to pay down the boardwalk loan to JC. This would be allowed by county since it is an established line item on the STD.
    - Nancy questioned if this is the best use of our working funds, which could be needed for other purposes, to pay down a zero percent loan early?
    - David noted it would end some of the other boardwalk loan.
  - Nancy and David discussed the impact on the 10% general assessment yearly increase if the gate is removed from the STD. David to determine with the Board before submitting in March the 2027 budget over the coming week.
  - The STD per property should begin to lower as we have more homes to distribute the costs.

#### ACC Updates:

- No parking on common area to protect vegetation, per ACC Guidelines 1/2026.
- Approved build completion extension for lot# 50 is 5/29/26.
- Lot# 57 no paperwork currently. Drainage can be resolved without clearcutting. It was suggested that there be a "no work line" of 10' to include a swale and berm forward into the properties by 10' from the back to prevent runoff.
- Lot# 143 is not within the Newport subdivision; it is parcel 469.
- Donald has stated that lots in parcel 469 will be properly transferred into the Newport subdivision prior to buyer closing.
  - The process would include a request/approval from our three Newport commissioners and approval from County Council since parcel 469 is in a different tax district.
  - Parcel 469 is approximately 3.34 acres and resides in the boundaries of the Newport PDD. It will utilize our infrastructure and not contribute to our STD/General Fees or be governed by our Declaration or ACC guidelines if not incorporated.
  - Nancy would like the board to ask JC to move parcel 469 into the Newport PDD sooner than later as this would be in the best interest of Newport.
- Area 437, recently clear cut, by the marina to be seeded to stabilize the grounds by March 6<sup>th</sup>.
- Donald has said he would like to place a fence around the storage area but may decide to relocate it.

#### Maintenance and Grounds:

- Steve Masterson cut the big grasses at the entry and mulched around the Newport sign.
- Lake clean-up: 19 volunteers gathered 20+ bags of trash to clean up Newport lake area.
- Boardwalk: Cones have been placed on the boardwalk to caution the integrity of damaged boards near the barge.
- QR code signs placed at both the entry and exit of Newport. This will take interested persons to the Newport website.
- Sprinkler System: Janice will ask Dennis Adams out to run sprinkler system daily to get it built up.

Three phased approach with MCK on storage area, boardwalk and gate/common area. Nancy provided to the Board a recommendation on next steps:

- Trailer Storage area phase 1 is signed and completed.
- Phase 2 is moving forward between MAC, MCK and boardwalk property owners to transfer additional property behind the current lots.
  - Nancy recommends the completion of phase 2 before moving onto phase 3.
  - To include the following:
    - One foot buffer adjacent to the boardwalk.
    - Access path between lots 168 and 169.
    - Lot 178 which would provide a place to drop rip rap for maintenance and if cleared in the future, possibly a place for internal lots to park their golf carts, or a picnic table.
    - A notation on access needed across the critical habitat on lot 177.

#### Residents' Concerns:

- Protecting runoff from the land clearing of 437 going into the lake.
- What is the site plan for Newport Phase 3 marina area?
- If MCK gives NPOA the common area, do we have to pay for the transfer costs?
- Why did Town & Country choose not to oversee NPOA new builds?
- It was asked if an assessment could be done to pay off boardwalk? We would have to ask for a Special Assessment and the community would have to vote on it.

Nancy suggested to appoint a Common Area Reserve Funds Committee to begin the process of determining the costs and creating a reserve fund per the DofC.

Meeting Adjourned at: 11:44 am.

Next Monthly Board Meeting: 8:30 a.m., March 18, @ TBD

**Financial Report (as of 2/15/2026)**

**STD Expenses**

Item	2025 Total	2026 Budget	2026 Total	Jan	Feb
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	\$806.82	\$806.82	
CPW	\$1,093	\$900	\$191.02	\$85.40	\$105.62
Mowing	\$8,350	\$7,000	\$800.00	\$800	
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	
<b>Total</b>	<b>\$61,502</b>	<b>\$73,336</b>	<b>\$40,534</b>	<b>\$40,428</b>	<b>\$106</b>
<b>STD Est. Balance</b>	\$16,214		\$57,000	NA	NA

**Boardwalk:** Total Loan: \$277,000; Paid: \$179,250; Owe: \$97,750 (approx. 5 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	Feb
Admin	\$2,215	\$2,500	\$405.47	\$384.59	\$20.88
Landscape	\$125	\$500	\$0.00		
Maintenance	\$2,451	\$5,000	\$0.00		
Trailer Storage	\$0	\$2,000	\$0.00		
Legal	\$10,562	\$11,000	\$2,065.00		\$2,065.00
Contingency	\$0	\$2,000	\$0.00		
<b>Total</b>	<b>\$15,352</b>	<b>\$23,000</b>	<b>\$2,470</b>	<b>\$385</b>	<b>\$2,086</b>

## Checking Income

Item	2025 Total	2026 Est Income	2026 Total	Jan	Feb
Assessments	\$13,444	\$23,805	\$15,480	\$14,340	\$1,140
ACC Fees	\$3,500	\$3,500	\$1,750		\$1,750
Trailer Storage	\$1,500	\$4,000	\$2,800	\$2,800	
Prop Transfer Fee	\$0	\$3,500	\$500	\$500	
<b>Total</b>	<b>\$18,444</b>	<b>\$34,805</b>	<b>\$20,530</b>	<b>\$17,640</b>	<b>\$2,890</b>

## Account Balances

	2025 Beginning	2026 Beginning	Jan Ending	Feb Ending
Checking	\$ 61,187	\$ 62,858	\$ 73,259	\$ 83,321
Money Market	\$ 0	\$ 3,908	\$ 3,908	\$ 3,908

**Useable Checking:** \$65,321 (minus ACC refund deposits, \$18,000)

- ACC refund deposits (\$18,000): Novak (54); Glabas (17); Mactaggart (29, 30, 47, 50, 56, 61, 138).

Additional Revenue Anticipated:

- POA Assessments: \$8,040 (25 unpaid; except Thompson, lot 49)
- ACC Fees: \$1,750 (estimate 1 new build at \$1,750)

**Estimated Operating Budget for end of 2026:**

- Checking: \$54,581
- (useable + anticipated assessments & fees – est remaining 2026 expenses of \$20,530)
- STD: \$26,800 (note, this will vary depending upon when taxes paid to County) (current balance – estimated remaining 2026 expenses of \$32,800)