

July POA Board Minutes
July 15, 2026

Meeting called to order at 9:00am

Present: Judy Kirkpatrick, Sammy Lanford, David Tuterl, Janice White, Sheri Womack, Bryan Fitch, Donald MacTaggart, Paul Trnka, Beckie Tuterl, Phyllis and Steve Wilson, Bob and Elaine Sims, Tab Adkins, Bob Novak, Chuck and Kathi Brian, Pete and Wendy Glabas, John Peterson and Bob Lentz.

General Session:

A. Approved June 2026 Board minutes

B. Financial Report – see [linked](#) financial report given by treasurer, David Tuterl.

1. Elaine Sims asked for further clarification on how the STD and Newport annual assessments would change now with the STD budget changes.
2. David explained that STD eliminated about \$300 line items that now must be picked up in the Newport annual budget.
3. For example, last year's STD total was about \$1007 +/- and our Newport assessment, \$285. (Our assessments are allowed to increase annually 10% without association approval.)
4. Next year's total isn't known yet until the Newport budget is done but we do know our Newport assessment is more likely to be +/- \$585 and the STD assessment more like \$777.

C. ACC Updates - see [linked](#) ACC report given by Bryan Fitch.

1. As of the July Board meeting, 9 homes are in some stage of building with a few more close to launching.

D. The MAC Storage area discussion to consider the storage presently on the Portland 469 property being moved to a more remote Newport property location.

1. Bryan Fitch gave an overview of what stipulations were requested by the Board of Mr. MacTaggart for the move.

2. We were reminded that the 469 property is not Newport zoned and therefore not required to follow Newport governing documents.
3. Several neighbors voiced strong disagreement in moving the storage area anywhere in Newport.
4. The Board stipulation that the 469 area would not be repopulated with more building materials or equipment was only a verbal agreement by Donald MacTaggart. The Board's request for a signed agreement was denied by Donald.
5. The Board will continue their discussion in an Executive Session for a decision on next steps.

E. Maintenance and Grounds updates given by Janice White

1. When the pond pump was discovered not running, it was found there was no electricity to the pump.
 1. Duke has been out multiple times exploring for the problem and a transformer had blown. They have not yet found the final solution. Thankfully, they have gotten electricity back to the pump and the ponds are refilling.
2. To help reduce the amount of goose poop cluttering the boardwalk, Mayfield Lawn Care has been contracted to blow off the entire length of the boardwalk each week. Barry presently provides lawn care for many of our Newport neighbors.
3. Neighborhood speed is an ongoing concern. Janice brought up that recently when she was out addressing something on one of our roads, a neighbor flew by her. Please be mindful of the 25 mph for the safety of all in our neighborhood. It is okay to even go slower!
4. The Board has asked for up-to-date gate install estimates as the last estimates were from 2023 when the gate was purchased.
 1. A request made then for an easement to install the gate was denied by JC McKinney and the install stopped.
 2. The estimate now for install would be around \$27k with additional costs added for the monthly WC

Fiber contract and each property owner to have a transponder.

3. The discussion now continues because Mr. McKinney has said that the POA must take possession of all common areas in Newport to have access to the entrance area to install the gate.
4. The Board has expressed concerns about the liability we would assume with some of the common areas such as the ponds and walking trails. Please feel free to let any Board member know your thoughts.

F. An update was given on the DofC Amendments voting that finished at the end of July 15th business day.

1. All amendments passed with the 75% approval needed.
2. The Board now will do the work to incorporate into the Declaration of Covenants and record with county.

G. A homeowner's question was brought up about the orange fencing put up for the new house being built on the Portland 469 parcel. Why was the fencing not put behind the new house build where there is a drop-off but only behind the Simpson's house?

1. Donald stated that is it for safety reasons as the Simpsons often walk up near that area to feed the deer in their backyard.
2. Donald stated also that they have cut the orange fencing down but there is no evidence of that. He has now installed trail cameras in the area.
3. The privacy concern and legality of those cameras will be investigated by the POA.
4. The POA has asked the same fencing to be installed behind the new house being built.

H. Our Newport Annual meeting will be on August 29th, 9am, Coronaca FD.

1. Board responsibilities were briefly reviewed as well as the timeline.
2. The reminder was made that applications for the two open Board positions must be submitted by July 22nd.

A motion to move to Executive Session for discussion on more boardwalk needs as well as the Mac storage decision was made by Janice White and seconded by Sammy Lanford.

The Board did make a motion and voted not to pursue the Mac Storage agreement as presently outlined (Results 4-NO, 1-ABSTAIN).

Meeting adjourned at: 10:57am