



Newport Community Improvement Association Inc Fall 2026 Meeting

Zoom Meeting Attendance Information:

Put the following link in your browser to register –

<https://us06web.zoom.us/join/CfgmbWG-RoCnN5haVByuoA>

Meeting ID: **Homeowner's must register in advance for this meeting to receive Meeting ID**

QUARTERLY MEMBERSHIP MEETING

The Board of Directors of Newport Community Association will hold an Quarterly Board Meeting on Tuesday, **September 15**, at 6:30pm, held in person at League City Community Center
400 S Kansas Ave, League City, TX 77573

Matters to be discussed:

- Establish Quorum
- Meeting Called to Order – Thomas Grogan, President
- Approval of the Meeting Minutes held on July 21st
- Financial Reports
- New Business
 - Newsletter
 - Annual Meeting / Voting
 - Bylaws Enforced
- Homeowners Forum – 2 mins Limit
- Executive Meeting Call to Order
- Adjournment

_____ (Board Secretary signature)

_____ (date)



Please login to your Homeowner Portal to view approved minutes/financials and other important HOA documents.
Visit www.cornerstonepropmgmt.com and select Homeowner Portal

Balance Sheet
For the Period Ending: 8/31/2026

ASSETS

Operating Cash:

Openland Credit Union Checking	\$	<u>9,747.07</u>	
Openland Credit Union Operating 364	\$	<u>18,776.47</u>	
Openland Credit Union Money Market	\$	<u>32,180.96</u>	
Openland Credit Union 18 mo CD 4%	\$	<u>11,422.59</u>	
Openland Credit Union 6 mo CD 3.5%	\$	<u>32,194.60</u>	
Total Current Assets			\$ 104,321.69

Accounts Receivable	\$	<u>134.09</u>	
			\$ 134.09

Total Assets			\$ 104,455.78
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LIABILITIES

Current Liabilities:

Accounts Payable	\$	<u>4,066.85</u>	
Total Liabilities			\$ 4,066.85

Total Liabilities and Equity			\$ 100,388.93
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MINUTES

THE NEWPORT COMMUNITY IMPROVEMENT ASSOCIATION 2026 SUMMER MEETING OF MEMBERS

The Members (the “Members”) of Newport Community Improvement Association (the “Association”) met on this 21st day of July 2026. The quorum was established at 6:40 p.m. The meeting was held in person at Hometown Heroes Park – 1001 E League City Parkway, League City, TX 77573 and held online on Zoom.

Meeting Called to Order – 6:41p

APPROVAL OF MINUTES

The membership approved the meeting minutes from the 2026 Meeting held July 21, 2025. After review and discussion, William Fattig, moved to approve the minutes as presented. The motion was seconded by Jose Salazar, which carried by unanimous vote.

FINANCIAL REPORT

Manager Devore reviewed the June financials. As of May 31, 2026, the total cash in the ACU Texas Credit Union Checking is \$10,240.81. The total cash in the ACU Texas Credit Union Operating is \$31,365.33. The total cash in ACU Money Market is \$32,176.90. The total cash in ACU Texas Credit Union 18mo CD is \$11,313.89. The total cash in ACU Credit Union 6 mo. CD is \$31,919.26, with a total amount in operating being \$117,016.19.

NEW BUSINESS

- Reviewed the financial accounts and look for opportunities to move funds into higher-yield CDs, reporting findings to Natasha and Bill.
- Conduct drive-bys in their assigned neighborhoods and submit reports.
- Announced that a new state law will be implemented in September allowing HOAs to report unpaid fines after 90 days to the state, which will then charge collection fees, and the board will implement new software to manage this process.
- Board outlined plans to negotiate with the city regarding infrastructure improvements, including a brick fence, entryway plants, and lighting, with the goal of raising assessments by 10%. She explained the process for implementing new bylaws through software and voting, noting that if sufficient votes aren't obtained, the board can override and select three alternative items.
- Neighborhood trash management and proposed solutions including standardized trash enclosure requirements with specific height and color specifications. She addressed concerns about communication protocols, emphasizing that homeowners should contact Cornerstone rather than board members directly.

The group also discussed legal fees related to letter processing, with Natasha noting they had negotiated better rates and would receive some money back..

HOMEOWNERS FORUM

(o) owner was in attendance. (o) owners online

EXCUTIVE MEETING

Call to Order 7:02p.m.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Secretary, Board of Directors

Date