



Newport Community Improvement Association Inc Summer 2026 Meeting

Zoom Meeting Attendance Information:

Put the following link in your browser to register –

https://us06web.zoom.us/meeting/register/Z5WoL26iR7-uVg_T_p7cFA

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 Annual Board Meeting on Tuesday, **June 16th**, at 6:30pm, held in person at Hometown Heroes Park
1001 E League City Parkway, League City, TX 77573

Matters to be discussed:

- Establish Quorum
- Meeting Called to Order – Thomas Grogan, President
- Approval of the Meeting Minutes held on March 17th.
- Financial Reports
- New Business
 - Summer Newsletter
 - Annual Notices Oct-Nov
 - Bylaws Enforced
 - Electrical Quote
- 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: 5/31/2026

ASSETS

Operating Cash:

ACU Texas Credit Union Checking	\$	<u>10,240.81</u>	
ACU Texas Credit Union Operating	\$	<u>31,365.33</u>	
ACU Texas Credit Union Money Market	\$	<u>32,176.90</u>	
ACU Texas Credit Union 18 mo CD 4%	\$	<u>11,313.89</u>	
ACU Texas Credit Union 6 mo CD 3.5%	\$	<u>31,919.26</u>	
Total Current Assets			\$ 117,016.19

Accounts Receivable	\$	<u>499.17</u>	
			\$ 499.17

Total Assets			\$ 117,515.36
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LIABILITIES

Current Liabilities:

Accounts Payable	\$	<u>2,611.68</u>	
Total Liabilities			\$ 2,611.68

Total Liabilities and Equity			\$ 114,903.68
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MINUTES

THE NEWPORT COMMUNITY IMPROVEMENT ASSOCIATION 2026 SPRING MEETING OF MEMBERS

The Members (the "Members") of Newport Community Improvement Association (the "Association") met on this 17th day of March 2026. The quorum was established at 6:34 p.m. The meeting was held in person at League City Community Center - 400 S Kansas Ave Room 109, League City, TX 77573 and held online on Zoom.

BOARD INTRODUCTION OF MEMBERS

The annual meeting of the HOA board welcomed Tomas Reyes and Jose Salazar.

APPROVAL OF MINUTES

The membership considered approving the meeting minutes from the 2025 Meeting held December 18, 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 February financials. As of February 28, 2026, the total cash in the ACU Texas Credit Union Checking is \$762.08. The total cash in the ACU Texas Credit Union Operating is \$33,051.66. The total cash in ACU Money Market is \$32,172.98. The total cash in ACU Texas Credit Union 18mo CD is \$11,205.96. The total cash in ACU Credit Union 6 mo. CD is \$31,649.25, with a total amount in operating being \$108,841.93.

NEW BUSINESS

The board discussed the new signs installed. Late fees will not be waived after March 31, 2026, no exceptions. Late fee notice applied to delinquent accounts will not be waived. This is a fee charged to the board to send out notices that homeowners have a chance to avoid \$25 as a courtesy, the board will not incur this cost for delinquent accounts. Community Garage Sale will be held April 4th homeowners who want to participate just needs to set up, no registration required, food and/or drink are not allowed. Bylaws will be strictly enforced. The board discussed strategies for improving neighborhood aesthetics, addressing inoperable vehicles, and enforcing bylaws regarding trash, Christmas decorations, and parking.

They agreed on the importance of documenting violations with photos and ensuring timely responses to homeowner concerns. Natasha highlighted ongoing efforts to resolve issues with dilapidated properties and the need for community involvement in reporting violations. The board also addressed the need for power installation in entryways and discussed potential changes to the HOA bylaws. Upcoming charges for HOA insurance and taxes will need to be paid in May and June. The board considered implementing a policy to tow abandoned or inoperable vehicles, which Natasha felt was long overdue. Per Bylaws, short-term rentals or B&Bs are not allowed in the subdivision.

HOMEOWNERS FORUM

No homeowners present

One (1) owner was in attendance. (0) owners online

EXECUTIVE MEETING

Call to Order 7:18 p.m.

ADJOURNMENT

The meeting was adjourned at 7:41 p.m.

Secretary, Board of Directors

Date