NEWPORT PLACE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: SEPT. 22, 2022

BOARD MEMBERS PRESENT: Jennifer Hathaway, Katherine Mills

BOARD MEMBER ABSENT: Sheryl McCallum

HOMEOWNERS: Donald and Cathy Zuchowski

CONTRACTOR: Thom Whitney, JBK Landscape Architect

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Jennifer Hathaway. Quorum of Board of Directors established.

CONTRACTOR: Thom Whitney, JBK Landscape Architect Thom presented two options for the common area formerly occupied by the pool. The Board and homeowners present reviewed these options which will be presented for homeowner comment at the Annual Meeting on Oct. 20, 2022. This expense has been budgeted and allocated from the Association's reserve account.

Board of Directors Meeting Minutes: A motion was made by Jennifer Hathaway, seconded by Katherine Mills, and passed unanimously, to approve the Oct. 21, 2021, minutes as written.

Financial Statement:

The Board reviewed and accepted the August 2022 statement prepared by CPMG.

2023 Budget:

The Board reviewed the Association's operating expenses to date and the expected increase in 2023. The Board is committed to adopting a balanced budget required to maintain the Association's FHS certification. The Board will vote on the budget via email to obtain a decision by all members. The budget will be mailed with the Annual Meeting notice.

Association Manager's Report: Lynda Reifman
*A motion was made by Jennifer Hathaway, seconded by
Katherine Mills, and passed unanimously, to adopt the
three revised Governance Polices mandated by Colorado HB1137.
These policies will be mailed to all owners.
*The Association's renewal insurance policies were provided
and accepted by the Board.

Adjournment: 6:00 p.m.