

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

January 8, 2024 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Charles Mathes
Brian Taylor
Greg Eames

DIRECTORS ABSENT:

IMC:

Kerrie Stone

OWNERS PRESENT:

22 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:20 PM.

B. Taylor made a motion to adopt the agenda. C. Mathes seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve the December 11, 2023, Annual Meeting Minutes. B. Taylor seconds the motion, and it carries.

NOMINATION OF OFFICERS:

G. Eames nominates G. Allison for President. K. Johnson seconds the motion, and it carries.

G. Allison nominates K. Johnson for V. President & Secretary. B. Taylor seconds the motion, and it carries.

G. Allison nominates B. Taylor for Treasurer. K. Johnson seconds the motion, and it carries.

Greg Eames and Charles Mathes remain as active Directors.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor announced the Association has \$79K in the operating account, \$82K in Reserves, five CD's totaling \$372K. CDs are being renewed on an alternating pattern of dates. B. Taylor stated assets are at \$569K. This includes increased expenses for dead tree removal and the fence projects at the parks, and the Association still managed to put funds in Reserves. K. Johnson made a motion to approve the Financials. G. Allison seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

ACC – The Committee is working on all forms for consistency on the portal and the community website.

For ACC application submissions, please send all required documents via email to IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net. An electronic copy of the documents will become a permanent part of your property file.

PARKS – Upgrades to fencing have been made in Section 1 & 3 Parks.

LANDSCAPE – The landscapers are doing a great job. Should you have any issues or concerns, please contact IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net, and they will be addressed.

COMMUNITY / SOCIAL – The Holiday Festival in December was a great success. Section 1 appears to be the best for its flow of traffic and parking.

DRAINAGE – All members of this committee will be required to sign a Confidentiality Agreement. While they can share public information with anyone, they are not allowed to provide any private information to anyone outside of other committee members or the Board of Directors. The Drainage Committee will hold its first meeting on January 20, 2024. Their goal is to evaluate all main drain issues and get the drainage back to where the Developer had it or better. The study can be found on the website. There will be a Drainage Tab created for updates and meeting minutes from the committee.

DEED RESTRICTIONS:

Deed Restrictions, along with ACC Violations are being consistently enforced.

NEW BUSINESS:

Confidentiality Agreements are required to be signed by the Board and any/all Committee members.

PUBLIC QUESTIONS/COMMENTS:

FB page & selling of items.
Section 1 Fence along 242.
Detention Pond on 242.

EXECUTIVE SESSION RECAP:

A Collection Policy has been established. B. Taylor made a motion to approve the Collection Policy. K. Johnson seconds the motion, and it carries. This policy incorporates all Legislative changes from TPC 209, made and passed during the 2023 Legislative Session.

Two (2) Enforcement actions discussed on account #'s NCRP45319 & NCRP45164. K. Johnson made a motion to approve enforcement actions on both accounts. B. Taylor seconds the motion, and it carries.

ADJOURN:

C. Mathes made a motion to adjourn the Open Session at 7:51 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: Kandy Johnson
Position: Secretary Date: 2/12/2024