

**NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

**REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR**

**October 10, 2022 @ 7:00 PM**

**23050 Speed Street, New Caney, TX 77357**

**DIRECTORS PRESENT:**

Glen Allison  
Richard Castaing  
Charles Mathes  
Theresa Fennessey

**DIRECTORS ABSENT:**

Kandy Johnson

**IMC:**

Kerrie Stone

**OWNERS PRESENT:**

6 owners, per Sign-In sheet

**CALL TO ORDER AND ADOPTION OF AGENDA:**

Quorum being established, G. Allison called the meeting to order at 7:00 PM.  
A motion was made, seconded, and passed to approve the agenda as written.

**APPROVAL OF MEETING MINUTES:**

R. Castaing made a motion to approve the meeting minutes of the Board of Directors on September 12, 2022. C. Mathes seconds and the motion passed.

**FINANCIALS / TREASURY REPORT:**

Members were provided a copy of the Balance Sheet. R. Castaing advised there is \$163,028.47 in Operating and \$444,691.30 in Reserves. The Association spent approximately \$22,000 last month.

**BOARD / COMMITTEE REPORTS:**

**ACC** – S. Neel was not present.

**PARKS** – Section 2 Park on Horseshoe Way is the FEMA property owned by Montgomery County. The Association wants to lease the property and are waiting on approval.  
Section 2 – Reserve D – could potentially become a park with a walking trail and benches. The cost of this option will be researched.  
Section 3 – A Playground Shade has been purchased and will be installed to cover the playground equipment. The equipment is in good shape but will need to be painted. The Board will ask for volunteers to help with this task vs spending too much money to have it done.

**HORSE** – A Horse Riding Policy is under development.

**COMMUNITY / SOCIAL** – G. Eames advised the Association is communicating with approximately 75% of NCRP owners via electronic means. This allows important community news and events to be distributed to the membership immediately.

**FALL FESTIVAL** - Ashley Price & Christi O'Farrell are putting together a Fall Festival. It will be held on October 22<sup>nd</sup>, from 11:00 AM – 3:00 PM. There are several fun activities planned as well as 2 contests with prizes ranging from a \$60.00 gift card to a mystery prize. The committee needs volunteers and several equipment items. Membership will be notified of activities and items via the NCRanchnews email.

**SANTA** – Preparations are in the works for Santa to visit the community on December 16<sup>th</sup> for an outdoor movie night. Specifics to follow from the NCRanchnews email.

**LANDSCAPE** – We are in the 2<sup>nd</sup> month with the Landscape Company we hired as temp to perm and/or on a “pay per service” agreement. If you have any questions, concerns, or comments, please direct them to IMC through your owner portal or at [kstone@imcmanagement.net](mailto:kstone@imcmanagement.net). All notifications will be forwarded to the Board for review.

**DRAINAGE** – G. Allison advised a study/survey has been performed, and we are expecting the Analysis Report in approximately 14 days. Membership will be advised upon Board review of the analysis.

**WATER WELL** – J. Price was not present.

**CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS:**

None

**PUBLIC QUESTIONS/COMMENTS:**

Corner Lot has been cleaned up and all violations have been cured.

Driveways –The Board will be inspecting driveways/culverts after 10/31/22, as stated in the Courtesy letter previously sent to owners on 8/11/22.

**ADJOURN:**

R. Castaing makes a motion to adjourn the Open Session at 7:49 PM. C. Mathes seconds the motion, and it carries.

**EXECUTIVE SESSION SUMMARY:**

**Collections** - 3 Accounts approved for legal action: NCRP45596, NCRP45404 & NCRP45314

**Write Off** – 8 accounts approved for balance write off: NCRP45483, NCRP45164, NCRP45458, NCRP45566, NCRP45423, NCRP45186, NCRP45598 & NCRP45465, Total of \$287.55.

**Deed Restrictions** – 20 previous violations have been closed. 26 First notices have been sent.

Minutes prepared as written by Kerrie Stone

Approved by:  \_\_\_\_\_

Position: PRESIDENT Date: 11/14/22