

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR

November 13, 2023 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Greg Eames
Charles Mathes
Brian Taylor – via Virtual

DIRECTORS ABSENT:

Kandy Johnson

IMC:

Kerrie Stone

OWNERS PRESENT:

5 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:01 PM.
B. Taylor made a motion to adopt the agenda. G. Eames seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

G. Eames made a motion to approve the October 9, 2023, Board of Directors meeting minutes.
C. Mathes seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor announced the Association cash on hand assets are \$595K, including CD's of \$86K, \$87K & \$88K, and reserve of \$192K. Total Assets are \$595,705. Expenses were \$15,129, with net income of \$1700. We are below budget at \$164,788. G. Eames made a motion to approve the Financials. C. Mathes seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

ACC – Owners are making changes without approval. For 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 – Section 2 Park on Horseshoe Way is the FEMA property owned by Montgomery County. The leasing of this property is still on hold, pending FEMA's release to Montgomery County.

Section 1 & Section 3 – Improvements will be made to the parking lots.

COMMUNITY / SOCIAL – The Fall Festival was a huge success. The Holiday Festival is scheduled for December 16th, from 5:00 – 8:00 PM. If you wish to volunteer or participate, please send an email to kstone@imcmanagement.net, who will forward to the Organizer of this event.

DRAINAGE – Volunteers are needed to construct a Drainage Committee, which will review every main canal for needed repairs. Once all repairs have been made, the drainage will be turned over to the owner of the property for any future repair.

DEED RESTRICTIONS:

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

NEW BUSINESS:

- a. 2024 Annual Maintenance Fee – The Annual Maintenance Fee will remain the same at \$440.00.
- b. 2024 Annual Operating Budget – Budget spreadsheet will be sent to all Board members for review and will be presented at the December meeting for member review and approval. The Preliminary Budget will allow \$8-10K for Reserves and no increase in Assessments.
- c. Solicitation of Candidates – A Call for Nominations for two (2) open Board Positions will be sent to owners this week.
- d. 2024 Billing Schedule – The Annual Assessment statements will be mailed this week, and you should receive them via first-class mail by December 1st.

PUBLIC QUESTIONS/COMMENTS:

Mowing along HWY 242

Mossy Oaks/242 and Wild Forest entrance – The HWY Dept has not sodded this area.

EXECUTIVE SESSION RECAP:

Legal: Eight (8) accounts were in legal for unpaid Assessments. Three (3) have paid in full and one (1) has a contract pending, so we should receive full payment once sold.

Assessments: B. Taylor made a motion for a \$0 increase in the 2024 Annual Assessment of \$440.00, K. Johnson provided her Proxy to G. Allison for approval. G. Eames seconds the motion, and it carries.

Deed Restrictions: Due to the number of violations needed debris clean-up, were elected to send an Email Blast providing extra time to remedy. This courtesy action was not well received by all. Non-violating owners felt we should have addressed this issue with the violating owner.

Executive Motions made:

Section 1 & Section 3 Parks - Parking lot repairs will cost approximately \$5400.

G. Eames made a motion to approve. B. Taylor seconds the motion, and it carries.

Fencing:

Section 1 Park – a black chain link with privacy slats up to 6ft will be installed.

Move existing chain link fence to the front to block off pond access.

The remainder of chain link will be added to Section 3 park.

Section 1 – White fence damage caused by vehicle accident, will be replaced.

Three (3) bids were obtained with the cost of approximately \$23K. B. Taylor made a motion to proceed with the fencing and to approve the quote received from Superior. G. Eames seconds the motion, and it carries.


ADOURN:

B. Taylor made a motion to adjourn the Open Session at 7:36 PM. G. Eames seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone

Approved by:

Position:


VP-Secretary

Date:

12/11/2023