

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR

April 10, 2023 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Charles Mathes
Brian Taylor

DIRECTORS ABSENT:

Meschelle Campbell
Theresa Fennessey

IMC:

Kerrie Stone

OWNERS PRESENT:

8 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:07 PM.

C. Mathes made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

B. Taylor made a motion to approve the February 13, 2023, Board of Directors meeting minutes.

K. Johnson seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor advised the Board has moved Reserve funds of \$260K into 3 CDs with a higher rate of interest. There is \$194K in the Operating account. 1st Quarter Expenses came in at approx. \$12K per month or \$36K for the Quarter. C. Mathes made a motion to approve the Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

ACC – Numerous applications have been received since the last meeting, with the majority requesting repainting the exterior. The Committee is reviewing the ACC guidelines. To submit an application, 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 with a follow-up scheduled for September. Section 3 Playground – The Canopy has been installed and is doing its job. During rain, you may feel a light mist, due to the material of the canopy. This canopy will increase the life of the existing playground equipment. Positive feedback has been received.

Section 3 Pond – The dirt, if dry, will be spread around the pond to make a 4-6 ft walk-around. Owners are welcome to any dirt that is leftover.

HORSE – A Horse Riding Policy is under development. Cristal Villarreal has volunteered for this Committee. Thank you, Cristal.

COMMUNITY / SOCIAL – The two events held last year went very well. A Summer Kick-off is being planned for Memorial Day with a Parade, and possibly a Car Show with BBQ dinners available. We are contemplating a 4th of July event but do know we will have the Fall Festival and Christmas events.

LANDSCAPE – Nothing to report. No complaints received.

DRAINAGE – The County performed ditch digging/clearing, for approximately 300 properties in Northcrest Ranch. They concentrated on the properties who made a request. Once HWY 242 is complete, the County will continue with roadside ditch work.

DEED RESTRICTIONS:

The Board advised members that Deed Restrictions are enforced per the recorded documents for the Association. All violations must be enforced. The last inspection reflected 31 – 1st letters sent, 13 - 209 certified letters sent, and 12 violations were closed. All Violations are flagged by IMC and sent to the Board for final approval. IMC does not send any letter that has not been requested or approved by the Board. IMC is not allowed to leave their vehicle at any time during inspections and they never enter your property or driveway.

NEW BUSINESS:

Collections: 16 owners have not paid the 2023 Assessment:

NCRP45486, NCRP45447, NCRP45571, NCRP45135, NCRP45294, NCRP45310, NCRP45175, NCRP45164, NCRP45534, NCRP45378, NCRP45500, NCRP45618, NCRP45225, NCRP45396, NCRP45173, NCRP45465.

K. Johnson made a motion to send all 16 accounts to the Attorney for collection actions on 4/18/23, once the 209 letter expires. C. Mathes seconds the motion, and it carries.

K. Johnson made a motion to waive accounts who paid but still have a balance that consists only of late fees and interest. B. Taylor seconds the motion and it carried.

The GL Insurance policy increased by \$1600.00 (8%) this year. The Board approved the increase.

The Detention Pond study done last year stated that Misty Lake Pond would need to be dredged within the next 5 yrs. A Reserve Fund Study will be done to include the dredging in 2027/2028.

The fence around Park 1 needs to be replaced, once HWY 242 construction is complete. The Board is considering better fencing and adding some privacy for families and children.

The Brick entrance monuments may need to be raised, depending on the look once HWY 242 construction is complete.

Installing water and electricity at all parks is being considered.

HB92 – The Board will be reviewing this Bill and will be meeting to consider resolutions to the Bill, which will protect the community and keep the community as it was intended, an acreage community.

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Section 2 roads are terrible. G. Allison is to contact the County and see when they may be fixed. License Plate Reader Cameras – Are they doing their job? In approximately 6- months, we have turned over footage to law enforcement twice, which resulted in one arrest being made.

AT&T Fiber – owners want to know where it will be installed next. One member is making contact to find the answer.

Firemen, from several departments, have been training in Northcrest Ranch. The Board will try to have one of them attend the next meeting.

Mosquitoes – The County does spray/treat mosquitoes. Owners are welcome to have additional treatments performed on their properties.

Facebook – The Board does not monitor posts or communicate with anyone through Facebook. If you need to contact the Board, please send a message through your portal. The message will be received by IMC/Kerrie Stone, who will contact the Board.

EXECUTIVE SESSION RECAP:

GL Insurance policy Increased by \$1600.00. K. Johnson made a motion to approve the increase, B. Taylor seconds the motion, and it carried.

ADJOURN:

C. Mathes makes a motion to adjourn the Open Session at 8:20 PM. K. Johnson seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone

Approved by:

Position:



Date:

5-8-23