

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR

May 8, 2023 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Charles Mathes
Brian Taylor
Meschelle Campbell
Theresa Fennessey

DIRECTORS ABSENT:

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.

K. Johnson made a motion to adopt the agenda. B. Taylor seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve the April 10, 2023, Board of Directors meeting minutes.

B. Taylor seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor advised the 3 Reserve fund CD's are in ladder accounts and covered by the FDIC. The Operating account is at \$181K, with the Reserves at \$191K. Assets are \$677K with Liabilities at \$27,973. C. Mathes made a motion to approve the Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

ACC – ACC members & Board members will be driving around to provide a second look, comparing their findings with the ACC report and the Deed Restriction drive through inspections, to insure all items are addressed. 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 – Vandalism has occurred at the swings. Trail Camera's are being discussed and may be installed.

Section 3 Pond – Weather permitting, once the dirt is dry, it 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.

COMMUNITY / SOCIAL – Nothing to report.

LANDSCAPE – One owner complaint received, and the issue was resolved immediately.

DRAINAGE – Study has been completed. We are waiting for the report.

DEED RESTRICTIONS:

Approximately 30-40 violations are being sent per month. 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. May inspections will address the dirt piles which remain on lots.

NEW BUSINESS:

The entrance monuments will be evaluated for height or additional lighting once the construction on 242 is completed.

PUBLIC QUESTIONS/COMMENTS:

AT&T Fiber in Section 3 is working great.
Loud noises and gunshots have been heard.

EXECUTIVE SESSION RECAP:

Of the 16 accounts sent to legal for unpaid Assessments, two (2) owners made contact and were instructed to contact the Attorney for their current balance due and options. One (1) owner has paid in full.


ADJOURN:

B. Taylor makes a motion to adjourn the Open Session at 7:39 PM. C. Mathes seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone

Approved by:

Position:


President Date: 6/12/2023