

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

**MEETING MINUTES OF THE BOARD OF DIRECTORS**

**May 11, 2026 @ 7:00 PM**

23050 Speed Street, New Caney, TX 77357

**DIRECTORS PRESENT:**

Glen Allison  
Kandy Johnson  
Greg Eames  
Charles Mathes  
Brian Taylor via Teams

**DIRECTORS ABSENT:**

**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.  
K. Johnson made a motion to adopt the agenda. G. Eames seconds the motion, and it carries.

**APPROVAL OF MEETING MINUTES:**

K. Johnson made a motion to approve April 13, 2026, Meeting Minutes. C. Mathes seconds the motion, and it carries.

**FINANCIALS / TREASURY REPORT:**

B. Taylor reviewed April 2026 Financials, advising there is \$177K in Operating with approx. \$529K in Reserves and CDs. There is 1 delinquent owner.  
K. Johnson made a motion to approve April 2026 Financials. G. Eames seconds the motion, and it carries.

**BOARD / COMMITTEE REPORTS:**

**CAM** – Mosquito Control – Montgomery County will help. You may contact them at 281-364-4203 or visit [mosquitoes@mctx.org](mailto:mosquitoes@mctx.org) for more information.

Basketball Goals will be replaced this month.

Park Signs are being updated.

**ACC** – April applications = 14, and 2 have been received for May. For ACC submissions, please send all required documents via email to IMC through your portal page or to Kerrie Stone @ [kstone@imcmanagement.net](mailto:kstone@imcmanagement.net). An electronic copy of the documents will become a permanent part of your property file.

**SOCIAL -**

**DRAINAGE** – The committee is obtaining bids for proposed work.

**DEED RESTRICTIONS:**

Deed restrictions (DR's) are enforced to maintain the appearance and property values of our homes and investments. The Northcrest Ranch Board of Directors (BOD) reviews management company inspections and conducts their own inspections each month. The BOD also responds to questions and complaints from property owners. Total violation letters sent in April were 93, with 40 being closed.

**NEW BUSINESS:**

Pricing for 242 Fence Replacement is being obtained and is expected to be around \$50K.

**APPROVALS OUTSIDE OF REGULAR MEETINGS:**

Gates, with auto timers, will be installed at both Parks.

**PUBLIC QUESTIONS/COMMENTS:**

Quadvest being sold

242 Traffic Light

242 Fence

One owner thanked the Board for handling all Association matters.

**EXECUTIVE SESSION RECAP:**

C. Mathes made a motion to send a 10-day certified letter for forced maintenance to NCRP45413 for DR Violation. G. Eames seconds the motion, and it carries.

**ADJOURN:**

G. Allison made a motion to adjourn the Open Session at 7:55 PM. G Eames seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: *Kandee Johnson*  
Position: *VP-Secretary* Date: *6/8/2006*