

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

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

**June 12, 2023 @ 7:00 PM**

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

**DIRECTORS PRESENT:**

Glen Allison  
Kandy Johnson  
Charles Mathes  
Brian Taylor  
Theresa Fennessey

**DIRECTORS ABSENT:**

Meschelle Campbell

**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 7:09 PM.

C. Mathes 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 May 8, 2023, Board of Directors meeting minutes. T. Fennessey 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 with the next maturity dates of 8/31/23 and 11/30/23. The Operating account is at \$164K, with the Reserves at \$192K. Assets are \$616K with Liabilities at \$20K K. Johnson made a motion to approve the Financials. T. Fennessey seconds the motion, and it carries.

**BOARD / COMMITTEE REPORTS:**

**ACC** – Application submissions are active, receiving approx. 2-3 per week. The ACC Committee will be reviewing the Guidelines, making revisions that will better align with deed restrictions and applicable legislative changes.

For applications 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.

**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 3 Park Pond – Obtaining quotes to have dirt redistributed on the back side of the pond.

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

**COMMUNITY / SOCIAL** – Plans are in motion for Fall & Christmas activities.

**DRAINAGE** –Study has been completed with the initial proposal sent to Costanza.

**DEED RESTRICTIONS:**

Deed Restrictions, along with ACC Violations are being consistently enforced. Most owners are responding favorably to the Courtesy notice with approx. 99% of owners curing, without any further actions required.

**NEW BUSINESS:**

**PUBLIC QUESTIONS/COMMENTS:**

Section 3 – Homeowner reported, his neighbor is causing flooding on his property because of a pond being constructed on neighbor’s property. Excavation of pond material is blocking drainage ditch and redirecting the water flow resulting in homeowner’s property being flooded. The BOD stated they would investigate the reported issue.

A fire was reported on Mustang Ln. last Saturday, which occurred during the storm.

**EXECUTIVE SESSION RECAP:**

K. Johnson made a motion to assess a violation fine of \$500.00 to each of the owners who constructed items without prior ACC approval, NCRP45214 and NCRP45219. B. Taylor seconded the motion and it carried. Membership was unanimously in favor.

**ADJOURN:**

B. Taylor makes a motion to adjourn the Open Session at 7:37 PM. G. Allison seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone

Approved by:

*Kandice Johnson*

wpks

Position: Vice President Date: 7.25.23