

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

September 10, 2024 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandye Johnson
Greg Eames
Charles Mathes
Brian Taylor - Remote

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 7:02 PM.

K. Johnson 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 August 12, 2024, 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 announced the Association has \$516K in the bank with \$563K in Assets. CDs are continuing to earn interest.

August expenses were down. YTD Expenses are \$22K over budget, however, we are in great shape overall.

BOARD / COMMITTEE REPORTS:

ACC – Application review and decisions are being made quicker than in the past as some meetings are being held by text message.

For ACC 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.

CAM – Power-washing of the Basketball Court & Monuments was done but fell short of our expectation. Another quote is being obtained to redo the cleaning.

New landscaping will be installed at Section 2 & 3 Monument areas.

SOCIAL - The Fall Festival will be held on October 26, 2024. Events set up are Bounce Houses, Rock Climbing, Face Painting, Ice Cream Truck and a Petting Zoo.
The Winter/Christmas Festival will be held on December 14, 2024. Among the events planned are Santa & Mrs. Clause and Glo Golf.

LANDSCAPE – Should you have any issues or concerns with the landscapers, please contact IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net, and they will be addressed.

DRAINAGE – The Drainage Committee has a scope of work with contractors lined up. The next Drainage Committee meeting is scheduled for September 21, 2024.

DEED RESTRICTIONS:

Due to the Hurricane, an inspection was not performed during the month of July. Inspection resumed in August but did not include Hurricane debris. The October inspection will pick up any remaining Hurricane debris left on properties.

NEW BUSINESS:

Heavy Trash & Paper Shredding will be available on September 28, 2024, from 8:00 AM – 2:00 PM., at AV Bull Sallas Park, 21675 McCleskey Rd., New Caney, TX 77357.

ACCEPTED items are Mattresses, Furniture, Metal, Appliances without Freon, Tires – 12 tire minimum, no rims, no heavy equipment tires.

Items NOT accepted are Household Trash, Tree Limbs/Grass Clippings/Chemicals, Paint, Oils, Appliances with Freon.

East Montgomery Fair & Rodeo: September 6th & 7th @ Bull Sallas Rodeo Arena.

PUBLIC QUESTIONS/COMMENTS:

Beryl Debris still remaining

EXECUTIVE SESSION RECAP:

ADJOURN:

G. Eames made a motion to adjourn the Open Session at 7:28 PM. B. Taylor seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by:

Position:

Kandice Johnson
V.P. / Secretary Date: *10/14/2024*