

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

January 12, 2026 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Greg Eames
Charles Mathes
Kandy Johnson – via Teams

DIRECTORS ABSENT:

Brian Taylor

IMC:

Kerrie Stone

OWNERS PRESENT:

11 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; G. Allison called the meeting to order at 7:03 PM.
C. Mathes made a motion to adopt the agenda. G. Eames seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

December 8, 2025, Meeting Minutes were previously reviewed. The approved minutes will be posted on the website within 2 business days.

ELECTION OF OFFICERS:

G. Eames nominates Glen Allison as President. K. Johnson seconds the motion, and it carries.
G. Allison nominates Kandy Johnson as Vice President. G. Eames seconds the motion, and it carries.
G. Eames nominates Kandy Johnson as Secretary. C. Mathes seconds the motion, and it carries.
C. Mathes nominates Brian Taylor as Treasurer. K. Johnson seconds the motion, and it carries.
G. Eames remains Member at Large.

FINANCIALS / TREASURY REPORT:

G. Allison reviewed the December 2025 Financials, advising there is \$114K in Operating, with approximately \$448K in Reserves and CDs, finishing the year \$24K better than planned. G. Eames made a motion to approve December 2025 Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 park – The Board is searching for new Basketball Backboards as the rest of the equipment is in good shape.

ACC – Receipt of three (3) applications for December and three (3) so far, for January. Juan Malfavon volunteered and has joined the committee.

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.

LANDSCAPE – The Board is obtaining bids for a new contract.

SOCIAL – Winter Festival – Was a great success with more than 200 in attendance.

DRAINAGE – Plans are to begin work by end of 1st Quarter 2026.

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.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Red Light at Mossy Oaks
Cost of Landscaping Contract
Meeting attendance
Funds in Reserve for Drainage
Road Repairs

EXECUTIVE SESSION RECAP:

ADOURN:

Dathryn made a motion to adjourn the Open Session at 8:01 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: Kerrie Johnson

Position: VP - Secretary Date: 2/9/2026