

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

May 12, 2025 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandye Johnson
Greg Eames

DIRECTORS ABSENT:

Charles Mathes
Brian Taylor

IMC:

Kerrie Stone

OWNERS PRESENT:

3 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:

K. Johnson made a motion to approve April 14, 2025, Meeting Minutes. G. Eames seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

G. Allison reviewed the April Financials, stating there is \$159,910.98 in the Operating account, with approximately \$439K in Reserves and CDs. A Reserve Study has been completed.
G. Eames made a motion to approve April 2025, Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM –

ACC – 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.

SOCIAL -

DRAINAGE – A family of Beavers are residing at Pond C and must be removed so that the dam can be excavated. Numerous companies have been contacted to remove them, but to date, no one has come out.

DEED RESTRICTIONS:

Deed Restrictions, along with ACC Violations, are being consistently enforced.

NEW BUSINESS:

G. Eames advised that he is working with the State to have the white fence along Hwy 242 installed.

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

EXECUTIVE SESSION RECAP:

The ACC Committee denied an application. The Board met with the owner, who produced additional documents. The Board reviewed and approved the application.

ADJOURN:

G. Allison made a motion to adjourn the Open Session at 7:26 PM. G Eames seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by:

Position:

Handy Johnson
VP Secretary Date: 7/21/2025