

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

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

**July 10, 2023 @ 7:00 PM**

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

**DIRECTORS PRESENT:**

Glen Allison  
Kandy Johnson  
Charles Mathes  
Theresa Fennessey  
Brian Taylor – Via Teams

**DIRECTORS ABSENT:**

Meschelle Campbell

**IMC:**

Kerrie Stone

**OWNERS PRESENT:**

2 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.  
C. Mathes made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

**APPROVAL OF MEETING MINUTES:**

K. Johnson stated that one correction needs to be made under the Open Session section. K. Johnson made a motion to approve the June 12, 2023, Board of Directors meeting minutes once the correction is made. T. Fennessey seconds the motion, and it carries.

**FINANCIALS / TREASURY REPORT:**

Members were provided with a copy of the Balance Sheet. The Operating account is at \$144K, with the Reserves at \$192K. Assets are \$640K 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 –The remaining dirt cannot be used at the park. The dirt is available to any owner. If you wish to take advantage of this opportunity, please do so as soon as possible, as the Board will soon have it removed.

Section 3 – The Fence will be completely cleaned. The Basketball court will be power washed for striping. Owners have volunteered to stripe the court.

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

**COMMUNITY / SOCIAL** – The National Night Out/Meet Your Neighbors event will be held on October 10<sup>th</sup> at the Section 3 Park. Craft Booths and/or Bakery Booths are welcome to set up. If you wish to volunteer or participate, please send an email to [kstone@lmcmangement.net](mailto:kstone@lmcmangement.net), who will forward to the Organizer of this event. More information will be coming soon. 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:**

**EXECUTIVE SESSION RECAP:**

Legal – Collections accounts and Deed Restriction Violations are moving through the legal process.

Projects – A list of projects is being compiled and the Board will be asking for volunteers.

Entry Monuments – All Monuments will be cleaned once the construction on 242 is completed by our Association.

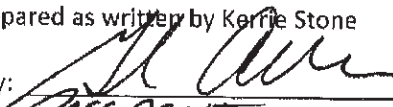
**ADJOURN:**

B. Taylor makes a motion to adjourn the Open Session at 7:50 PM. T. Fennessey seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone

Approved by:

Position:

  
PRESIDENT Date: 8/14/2023