

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

November 10, 2025 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Charles Mathes
Kandye Johnson
Brian Taylor
Greg Eames

DIRECTORS ABSENT:

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 7:03 PM.
G. Eames made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve October 13, 2025, meeting minutes. G. Eames seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed October 2025 Financials, advising there is \$53K in the Operating account, with approximately \$448K in Reserves and CDs. Expenses for the month were up due to the Fall Festival. G. Allison made a motion to approve October 2025, Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 park – tentative plans to install new basketball goals and restripe court. Playground equipment will be evaluated for any needed repair or replacement.

ACC – Receipt of eleven (11) applications for October and seven (7) so far, for November. 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 – The Fall Festival was a great success. The Winter Festival is planned for December 13, 2025, from 5 P.M. – 9 P.M.

DRAINAGE – Drainage repair/improvements will begin in 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. Courtesy Notices were sent to 117 property owners in October 2025. Four violations from previous months remain unresolved (open).

NEW BUSINESS:

2026 Annual Maintenance Fund – G. Eames made a motion to increase the Assessment to \$500.00. B. Taylor seconds the motion, and it carries, unopposed.
2026 Annual Operating Budget – K. Johnson made a motion to approve the 2026 Budget. G. Eames seconds the motion, and it carries, unopposed.

APPROVALS OUTSIDE OF REGULAR MEETINGS:

Park cleanup – removal of fallen trees and other park clean up maintenance.

PUBLIC QUESTIONS/COMMENTS:

Section 1 – Dead tree at entrance
Fire Hydrants within Association
Maintenance of County owned property on Horseshoe Way

EXECUTIVE SESSION RECAP:

NCRP45355 - K. Johnson made a motion to approve DR Fines to account. G. Eames seconds the motion, and it carries.
NCRP45355 - K. Johnson made a motion to move forward with Foreclosure. G. Eames seconds the motion, and it carries, unopposed.
NCRP46391 – K. Johnson made a motion to approve DR Fines to account. B. Taylor seconds the motion, and it carries.

ADJOURN:

G. Allison made a motion to adjourn the Open Session at 7:44 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by:

Position:

K. Johnson
Vice President
Secretary

Date:

12/8/2025