

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

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

**August 14, 2023 @ 7:00 PM**

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

**DIRECTORS PRESENT:**

Glen Allison  
Kandy Johnson  
Charles Mathes  
Brian Taylor – Via Teams

**DIRECTORS ABSENT:**

Meschelle Campbell  
Theresa Fennessey

**IMC:**

Kerrie Stone

**GUEST:**

David Goldberg with JA Costanza Engineering

**OWNERS PRESENT:**

9 owners, per Sign-In sheet

**CALL TO ORDER AND ADOPTION OF AGENDA:**

Quorum being established, G. Allison called the meeting to order at 7:04 PM.  
B. Taylor made a motion to adopt the agenda. C. Mathes seconds the motion, and it carries.

**APPROVAL OF MEETING MINUTES:**

K. Johnson made a motion to approve the July 10, 2023, Board of Directors meeting minutes. C. Mathes seconds the motion, and it carries.

**FINANCIALS / TREASURY REPORT:**

Members were provided with a copy of the Balance Sheet. The Operating account is at \$137K, with the Reserves at \$192K. Assets are \$634K with Liabilities at \$20K Expenses are above \$8K, but a little lower than last month. K. Johnson made a motion to approve the Financials. C. Mathes seconds the motion, and it carries.

**BOARD / COMMITTEE REPORTS:**

**ACC** – Applications are very active. They are finding numerous owners who are making changes without approval, and others who are not notifying the committee once the project is complete for the final inspection.

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.

**COMMUNITY / SOCIAL** – The National Night Out/Meet Your Neighbors event will be held on October 10<sup>th</sup> at 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@imcmanagement.net](mailto:kstone@imcmanagement.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** –David Goldberg volunteered to attend and explain the Drainage Report and provide his recommendations. The full report will be provided to the Board within the week.

Once the report is reviewed and the Board makes improvements to the drainage, a committee will be established to monitor the drainage so actions may be made to keep the drainage flowing correctly. Volunteers will be needed.

Ditch cleaning – Please contact MOCO Pct 4 Commission, Matt Gray's office @ 936-597-4444 to request grading and cleaning of your ditch.

**DEED RESTRICTIONS:**

Deed Restrictions, along with ACC Violations are being consistently enforced. This month, 128 letters were sent.

**NEW BUSINESS:**

Montgomery County Burn Ban in effect.

Quadvest Volunteer Water Restrictions, Phase 1 in effect.

A motion was made to remove Meschelle Campbell from Secretary and K. Johnson will fill this position through the end of the year. C. Mathes seconds the motion, and it carries.

**PUBLIC QUESTIONS/COMMENTS:**

An owner raised a complaint for receiving a DR Violation letter for grass in the rock driveway. The Board explained the DR restriction and that they are being enforced consistently. Drainage issues were voiced.

**EXECUTIVE SESSION RECAP:**

NCRP45372 – G. Allison makes a motion to waive the \$30.00 account balance. C. Mathes seconds the motion, and it carries.

The Board wants to show appreciation to an owner who volunteered his time and equipment to remove a fallen tree from Section 1. G. Allison makes a motion to give a \$25.00 gift card. C. Mathes seconds the motion, and it carries.

NCRP45355 – G. Allison makes a motion to reactivate the delinquency account with the Attorney. K. Johnson seconds the motion, and it carries.

NCRP45545 – G. Allison makes a motion to clear the balance on the account, as it was a Sterling balance forward, however, owner has a paid in full letter from the prior attorney. K. Johnson seconds the motion, and it carries.

K. Johnson makes a motion to reduce the interest rate to 10%, as per our Attorney and pursuant to the Texas Finance Code, the maximum rate permitted by law is 10%. C. Mathes seconds the motion, and it carries.

K. Johnson makes a motion to waive account balances on accounts NCRP45618, NCRP45135 & NCRP45571, previously with the Attorney, as Attorney changed the interest from 18% to 10%, leaving a balance under \$40.00. B. Taylor seconds the motion, and it carries.

K. Johnson makes a motion for revocation of an application on owner NCRP45214, as owner failed to complete the structure. B. Taylor seconds the motion, and it carries.

**ADJOURN:**

K. Johnson makes a motion to adjourn the Open Session at 8:32 PM. C. Mathes seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone

Approved by: Handy Johnson  
Position: Secretary Date: 9/11/2023