

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

March 9, 2026 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Greg Eames
Charles Mathes
Kandy Johnson
Brian Taylor

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 7:06 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 February 9, 2026, meeting minutes. G. Eames seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed February 2026 Financials, advising there is \$215K in Operating, with approximately \$458K in Reserves and CDs. There are 26 delinquent owners. K. Johnson made a motion to approve February 2026 Financials. G. Eames seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 Park – The Board will research completely replacing all Basketball Goals.

Mosquito Control - Montgomery County will help. You may contact them at 281-364-4203 or visit mosquitoes@mctx.org for more information.

Bulk Trash Day – March 21, 2026, at AV Bull Sallas Park, 21675 McCleskey Rd., New Caney, from 8:00 AM – 2:0 PM.

ACC – February applications = 11. 7 have been received in March.

The committee is looking for one new person to volunteer for the committee. A Call for Nominations has been sent to the members.

LANDSCAPE – A new landscape company has been hired. The company name changed but the crew is the same.

SOCIAL – Chili Cookoff/Vehicle Show for April 25th is being discussed.

DRAINAGE – Work to begin within 30 days. Two (2) ditches in each section will be repaired.

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. Total violation letters sent for February were 79, with 43 being closed.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

Landscape Contract – Requested bids from 4 vendors; 1 no bid, 1 didn't respond and 2 were reviewed and contract signed with Anytime Teleport Services.

PUBLIC QUESTIONS/COMMENTS:

- Beaver Traps
- Pipeline
- Fish in Ponds
- Wood Ducks
- Pickleball

EXECUTIVE SESSION RECAP:

- K. Johnson made a motion to begin Violation Fines on NCRP45413. B. Taylor seconded the motion, and it carries.
- K. Johnson made a motion to begin attorney collection actions on NCRP45164, NCRP45396, NCRP45534. B. Taylor seconds the motion, and it carries.
- K. Johnson made a motion to approve a 2% fuel increase to the landscape company, as no one anticipated the oil/gas prices changing at this time. Once the fuel costs come back down, the increase will be removed.

ADJOURN:

B. Taylor made a motion to adjourn the Open Session at 7:41 PM. C. Mathes seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: Kandy Johnson
 Position: VP-Secretary Date: 4-13-2026