

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

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

**September 11, 2023 @ 7:00 PM**  
23050 Speed Street, New Caney, TX 77357

**DIRECTORS PRESENT:**

Glen Allison  
Kandy Johnson  
Charles Mathes  
Brian Taylor  
Theresa Fennessey

**DIRECTORS ABSENT:**

**IMC:**

Kerrie Stone

**OWNERS PRESENT:**

6 owners, per Sign-In sheet

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

Quorum being established, G. Allison called the meeting to order at 7:01 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 August 14, 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 \$122K, with the Reserves at \$192K. Assets are \$574K. Liability at \$20K, which is consistent with our monthly average. Outstanding owner balances are \$38K, and some legal expenses have not been booked yet. The Attorney is working on collections for approx. 95% of this balance. K. Johnson made a motion to approve the Financials. C. Mathes seconds the motion, and it carries.

**BOARD / COMMITTEE REPORTS:**

**ACC** – Owners are making changes without approval. For application 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 - The Landscape crew will be cleaning the fence, since they are not currently mowing the ditches. The remaining dirt will be hauled off.

**COMMUNITY / SOCIAL** – The Fall Event is scheduled for October 28<sup>th</sup>. The Winter activity date is being finalized. 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.

**DRAINAGE** – An electronic copy and hard copy of the report is being sent to G. Allison. 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.

**NEW BUSINESS:**

**PUBLIC QUESTIONS/COMMENTS:**

An owner presented a proposal to amend the DR Restriction for rock Driveways. The Board advised the proposal was lacking specifics and needs to address all driveways.

An owner requests the Board contact the owner of an empty lot in Section 1, to have a dead tree removed.

An owner questioned the completion of the road repair of Section 1 @ HWY 242 by TXDOT. The Fire Department advised that 3 suction lines need to be repaired.

**EXECUTIVE SESSION RECAP:**

NCRP45263 – K. Johnson makes a motion to charge a \$500.00 Fine for starting and completing a project without ACC approval. T. Fennessey seconds the motion, and it carries.

FINE & FEE SCHEDULE – The Board is reviewing this document and will refresh and condense it to one page. It will be posted to the website.


NCRP45214 – Owner was fined \$500 on 7/25/23 and the fine remains unpaid. K. Johnson makes a motion to begin charging the \$10 per day Fine, if it remains unpaid after 60 days. B. Taylor seconds the motion, and it carries.

ACC Projects – The Board, ACC Committee and the Management Co will be working closely with any potential sale of a property. Resale Certificates will state if there are any ILLEGAL/ UNAPPROVED modifications made to the property. This will become a permanent part of the property record which may cause an owner to lose a sale.

**ADOURN:**

C. Mathes made a motion to adjourn the Open Session at 7:59 PM. T. Fennessey seconds the motion, and it carried.

Minutes prepared as written by Kerrie Stone.

Approved by:   
Position: Secretary Date: 10/9/2023