

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR

September 12, 2022 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Richard Castaing
Charles Mathes

IMC:

Kerrie Stone

OWNERS PRESENT:

11 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 6:59 PM.
A motion was made, seconded, and passed to approve the agenda as written.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve the meeting minutes of the Board of Directors on August 8, 2022. C. Mathes seconds and the motion passed.

FINANCIALS / TREASURY REPORT:

Members were provided a copy of the Balance Sheet. R. Castaing stated there is \$239,809.94 in Operating, \$447,434.92 in Reserves. New First Bank accounts have been transferred to IMC.

2021 Audit has been completed. We had a few minor adjustments to be made.
There will not be an increase in the 2023 Assessment amount.

Reserve Fund Study done – determined

BOARD / COMMITTEE REPORTS:

ACC – S. Neel advised that one volunteer resigned from the ACC Committee. There are currently 4 homes are under construction and another 11 projects open.

PARKS – Section 2 Park on Horseshoe Way is a FEMA property owned by Montgomery County. The Association is trying to rent the property; however, we are encountering a few delays with FEMA Bureaucracy and gaining FEMA approval.

Section 3 – A Playground Shade will be installed. The shade will preserve the playground equipment for many years.

A study was performed on the ponds: Section 1 pond is great. Section 2 pond is large enough and is not currently an issue.

Section 3 Pond – Dredging of the Pond will be performed. It needs 983 yards of dirt removed. The dirt will be placed on the sides of the pond until the water drains out, then the Board will decide what to do with the dirt. It may be placed at one end of the pond so that it may become useful to owners in some way.

HORSE COMMITTEE – Nothing to report.

LANDSCAPE – Earthscapes services have been terminated. We hired a company, who did present a bid prior, on a temporary/trial basis. We are inspecting the work being done, prior to issuing any payment. Please be patient as they are learning; however, should you see or feel that they have not completed the normal service we expect, please contact K. Stone @ IMC. The Board does want your feedback and any issues will be taken care of.

COMMUNITY / SOCIAL – Christi O’Farrell volunteered to head an Event Committee. More information will be provided soon.

DRAINAGE – G. Allison stated a study was performed and he should have a Preliminary report in a few days. Membership will be advised upon review.
Forestry mulching of detention ponds will begin on 9/13/22.

NEW BUSINESS:

Security LPR Cameras – The Board has purchased License Plate Reader cameras. The cameras will be placed at all 5 entrances. The cameras will read the license plate from the back of the car and will be able to identify the type, make/model of car. These cameras are being placed as a proactive approach to criminal activities. The data will be stored and viewed off site. Should you have any mischief to report, please do so immediately, so that we may have footage pulled to get the situation handled quickly.

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS:

Termination of Earthscapes Lawncare
Park 3 Playground Shade Cover - \$41,000
Park 3 Pond – Dredging - \$41,000
Security LPR Cameras - \$13,000
Pest Control for Ground Hornets in Park 1
Closed remaining New First Bank Accounts

PUBLIC QUESTIONS/COMMENTS:

Natural Gas update? G. Allison has made contact and is waiting on a return call.

Lawn/Driveway Edging – Is the owner’s responsibility

Garage Sale – the Board will not be setting this up

Water Wells – Owner’s may install a water well for irrigation purposes, upon approval from the ACC Committee.

Greg Eames presented to the board on behalf of Tony Lampson, his request for amending the deed restrictions to allow water well connection to homes. The board stated that further information will need to be provided before the board will commit to

support this initiative. This information would include (1) polling the members to determine if there is enough support from members to drill their own water well for connection to their homes'; (2) obtaining estimated legal fees for research of county and government records to **permit or prohibit** homeowners from switching water service, along with other costs associated; and (3) Confirmation in writing from Quadvest, which specifically states any homeowner electing to remain with Quadvest, will be allowed continued services without any penalization, as a result of other homeowners terminating their services. The board requested the members to form a Water Well Steering Committee to gather the requested and provide a formal proposal to the board. John Price volunteered to contact Mr. Lampson to discuss the process.

Susan Neel, stated it is in the best interest of all residents to attend the Texas Sunset Commission Public Hearing on Dec 6 and 7, which has SJRA on the Agenda. Each person will have about 5 minutes to present their research on removing or lowering the SJRA taxes that are currently being imposed.

Driveways – Courtesy notice went to every owner in the Association, and not for a specific owner. The Board will be inspecting driveways/culverts again, after the deadline date of 10/31/22.

Plastic Recycle – Roberts Rd @ Precinct 4.

Security Lighting – Brent Cheramie requested and discussed the need for security lighting.

ADJOURN:

K. Johnson makes a motion to adjourn the Open Session at 8:44 PM. C. Mathes seconds the motion, and it carries.

EXECUTIVE SESSION SUMMARY:

Legal – No actions taken

Collections – No actions taken

Deed Restrictions – CV360 is performing the drive through inspections. A manual inspection will be performed each quarter, beginning in October.

Minutes prepared as written by Kerrie Stone

Approved by: 
Position: PRESIDENT Date: 10/10/22