

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

November 12, 2024 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandye Johnson
Greg Eames
Charles Mathes
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 7:01 PM.
G. Eames made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

B. Taylor made a motion to approve October 14, 2024, Meeting Minutes. C. Mathes seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor stated the Association Assets are \$486K and Receivables are \$56K, for \$543K Total Assets. October expenses were up as 3 landscape payments hit during the month. Additional funds are coming in from Attorney collections. Overall, we are in great shape.

ANNUAL ELECTION:

Two Board positions will be available. Charles Mathes and Kandye Johnson will be running for reelection.

ANNUAL BUDGET:

G. Allison made a motion to approve the 2025 Budget. K. Johnson seconds the motion, and it carries. Additional cameras are being added at each entrance and the cost has been calculated into the 2025 Budget. The 2025 Budget shows a deficit of \$4952.

2025 MAINTENANCE FEE:

K. Johnson made a motion to keep the 2025 Annual Assessment rate at \$440.00. G. Eames seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

ACC – 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.

CAM – Power-washing of the Basketball Court & Monuments has been done for a 2nd time. The nets will need to be replaced next. Mulch and shrubbery have been installed at all monument areas.

SOCIAL - The Fall Festival was a great success. The Winter/ Christmas Festival will be held on December 14, 2024, from 5 PM – 8 PM. Among the events planned are Santa & Mrs. Clause and Glo Golf.

LANDSCAPE – Should you have any issues or concerns with the landscapers, please contact IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net, and they will be addressed.

DRAINAGE – The Drainage Committee has met and have a list of priorities set and are currently seeking bids.

DEED RESTRICTIONS:

Deed Restrictions, along with ACC Violations, are being consistently enforced.

NEW BUSINESS:

PUBLIC QUESTIONS/COMMENTS:

Internet Providers
Vandalism/Break-Ins
Security Cameras

EXECUTIVE SESSION RECAP:

2025 Budget approved
No increase for 2025 Assessments
NCRP45364 – Deed Restriction Violation was discussed

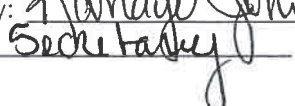
ADJOURN:

G. Eames made a motion to adjourn the Open Session at 8:02 PM. C. Mathes seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by:

Position:

Date:

1/13/2025