

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
AUGUST 21, 2018
23050 Speed Street
New Caney, Texas 77357**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President, David Morrissey called the meeting to order at 7:00 p.m. Board members in attendance was Margaret Lehmborg, Larry LaCaze, Greg Eames, and Prescott Small. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc. Sterling ASI also provided copies of the financials for the residents attached to the agendas.

PUBLIC COMMENTS

David Morrissey announced that the board had unanimously voted Larry LaCaze back onto the board. There were no objections from the public. Larry LaCaze graciously accepted the position.

Residents that attended the meeting had comments regarding the pond maintenance & hay clean up. Greg Eames explained that he is collecting bids for the project. David Morrissey explained that specs are being written for the project and the hay clean up would be included.

Homeowners questioned why the broken 242 fences have not been repaired by the homeowners as of yet. Margaret Lehmborg explained that the compliance letters have been sent and the association is addressing the violations accordingly to get the fences corrected.

A Resident inquired about stickers for the vehicles. The board explained that they will be happy to conduct a poll to determine how many residents would be interested in participating. Kimberly Hiles agreed to send the sticker information to the board again to review.

Prescott Small distributed a compliance letter count summary report to the residents that included information regarding the 242 highway expansion.

David Morrissey requested more amenity idea feedback from the residents.

FINANCIAL REPORT:

The financial report for the month ending July 31, 2018 which indicated an Operating balance of \$144,105.43; Accounts are: New 1st Checking \$17,175.87; New 1st LB/MMA \$126,929.56; Reserves \$228,891.63; Accounts are: New 1st Ntn. MM \$90,227.46; Green Bank MMA \$87,536.90; Green Bank CD \$25,719.62; Mint Bank CD \$25,407.65; Total Monthly Expenses were \$16,577.08. A motion was made, seconded and passed unanimously to approve the reports as written.

APPROVAL OF JULY 17, 2018 REGULAR MEETING MINUTES

A motion was made, seconded and passed unanimously to approve the July 17, 2018 regular meeting minutes of the board of directors.

COMMITTEE REPORTS:

Landscaping- G. Eames reported that the landscape specs are complete and he is collecting proposals for the landscape contract and pond/ditch clean up.

Ditches- Sheldon was not present for the meeting.

ACC- Susan Neel was present for the meeting and gave a verbal report of the ACC projects. She also discussed revising the guidelines and had submitted her suggestions to the board of directors.

Water Quality- Prescott Small discussed the Quadvest report regarding disaster recovery and the impact to the water well from the new water park. He reported that there will not be any issues with the water well since the water park is greater than 2 miles in distance.

Communications- Greg Eames had nothing new to report.

Social- Dee Eames reported that she will begin plans for the fall festival soon.

Drainage/Erosion- Greg Eames discussed the county meeting he attended regarding plans for drainage with the new 242 construction.

Website- Sterling will post update to board of directors adding Larry LaCaze.

Neighborhood Watch- Margaret Lehmberg discussed an incident that occurred at the park. She reported no confirmations on what had happened as of yet.

NEW BUSINESS:

*Larry LaCaze appointed board director

*Amendment to the By-Laws to change community name to Northcrest Ranch has been approved and completed by the board of directors. Kimberly Hiles with Sterling will have the document filed through the attorney.

*Contracting process: board agrees to use every attempt to collect at least three proposals on every project.

PENDING BUSINESS:

*Pond clean up proposals

*Landscape contract proposals

STERLING REPORTS:

Kimberly Hiles with Sterling provided the financial reports to the board. A motion was made, seconded and passed unanimously to approve the reports as written.

ADJOURN:

With no further business to come before the Board, David Morrissey properly adjourned the meeting at 7:38 pm.

These minutes were approved by the Board of Directors:

Signature

Date