

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.**

**AUGUST 18, 2020
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 6:33 p.m. Board members in attendance were Greg Eames, Richard Castaing, Phil Maybee & Prescott Small was available via conference call. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc. and the home owners per the sign in sheet. A motion was made, seconded and passed unanimously to approve the agenda as presented.

PUBLIC COMMENTS

*Several residents had questions regarding the 242 construction project. David Morrissey explained that the board was already discussing the concerns and will follow up with the residents on the plans for the fencing projects once they were in place. Phil Maybee went over a discussion he had with an engineer with the Joseph Costanza Group regarding the analysis plans. David Morrissey reported that they would have clear plans after the analysis has been completed.

*A resident from Northcrest Circle questioned assessment refunds, the board explained that the assessments would not go up at this time, but refunds would not be given & plans to build reserve funds would continue.

*A resident from Whitetail Crossing discussed his concerns on flooding and the drainage issues the community is having. President David Morrissey explained that plans will rely on the drainage analysis moving forward.

*Another resident from Northcrest Circle reported that the MI Homes land clearing crews had filled in the ditch area near his property and requested the board check the area fearing additional drainage issues. David Morrissey agreed to make an appointment with the resident.

*President David Morrissey discussed the meeting with the County, he reported that they have scheduled the county owned ditches for maintenance in 12-18 months. He commented that this was too long to wait.

*Another resident reported that there were some 242 fences that needed cleaning. Kimberly Hiles agreed to have Aubrey Rodgers check them on her next inspection & send letters to comply.

FINANCIAL REPORT:

Kimberly Hiles presented the financial report by Sterling. The financial report for the month of July 31, 2020 which indicated an Operating balance of \$256,233.27; New First Checking \$21,113.12; New First MMA \$134,691.85; New First CD \$100,428.30; Reserves at \$285,411.55; New First MM \$63,409.55; New First CD \$81,208.23; Veritex Bank MMA \$88,530.30; Veritex Bank CD \$26,004.02; Mint CD \$26,259.45; Total expenses for the month of July 2020 were \$3,621.42.

A motion was made, seconded and passed unanimously to approve the reports as written.

APPROVAL OF JULY 21, 2020 REG MINUTES

A motion was made, seconded and passed unanimously to approve the July 21, 2020 regular meeting minutes as amended of the board of directors. There was no executive session meeting held.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

*None

COMMITTEE REPORTS:

Landscaping/Ditches- David Morrissey reported that he was collecting bids for clearing the outfalls of Section I detention & retention ponds. He also discussed reaching out to the residents with ditches to maintain them.

ACC- Susan Neel was not present for the meeting.

Communications/Social- David Morrissey requested that Aubrey with Sterling start the ‘Yard of the Month’ program up again for the website. Kimberly Hiles with Sterling agreed to schedule it for the next community inspection and to also remind her about ‘Nice Yard’ cards that also need to be sent monthly. David Morrissey also requested that photographs be taken and posted to the website.

Drainage/Erosion- David Morrissey will be pursuing finding an engineer to do an analysis of drainage for the community.

Website- David Morrissey reported that the website was almost complete except for final touches. The new website address is northcrestranchcommunity.com & he went over features that had been added and explained to residents about linking to their Sterling account from the website.

Neighborhood Watch- nothing new to report

Treasurers Report- Treasurer Richard Castaing gave the financial report.

NEW BUSINESS:

- *Legal opinion for fencing project plans
- *Renew New First CD of \$100,428.30 and transfer to reserves
- *Update New First Bank Signature card & the following are approved signers: Greg Eames, Richard Castaing, David Morrissey & Jose Villegas.
- *Approval to write off delinquent amounts aged over four years

PENDING BUSINESS:

- *Canopy prices for parks
- *Select & hire an engineer for drainage analysis

EXECUTIVE SESSION SUMMARY:

*None

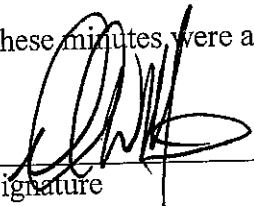
STERLING REPORTS:

Kimberly Hiles with Sterling provided the financial reports to the board. A motion was made, seconded and passed unanimously to approve the July 31, 2020 reports as written.

ADJOURN:

With no further business to come before the Board, David Morrissey properly adjourned the meeting at 7:36 pm.

These minutes were approved by the Board of Directors:



Signature

9.15 2020

Date

