

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTOR

August 8, 2022 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Richard Castaing
Charles Mathes
Theresa Fennessey

IMC:

Kerrie Stone

OWNERS PRESENT:

7 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:03 PM.
A motion was made, seconded, and passed to approve the agenda as written.

APPROVAL OF MEETING MINUTES:

C. Mathes made a motion to approve the meeting minutes of the Board of Directors on July 11, 2022. K. Johnson seconds and the motion passed.

FINANCIALS / TREASURY REPORT:

Members were provided a copy of the Balance Sheet. R. Castaing stated there is \$254,812 in Operating, \$208,890 in Reserves, with another \$82,133 in New First Bank that has not been transferred to an account with IMC. G. Allison made a motion to close the New First Bank accounts and move the funds to IMC. K. Johnson seconds and the motion passed.

BOARD / COMMITTEE REPORTS:

ACC – S. Neel was not present.

\$25.00 ACC application fee is no longer being required, per motion from the Board at the June 13, 2022 meeting. Board stated all ACC applications will be sent to IMC to apply to the property file. Board advised they will be organizing a committee to review the ACC Guidelines and Deed Restrictions.

PARKS – C. Mathes wants to thank Theresa Daley for volunteering for the Parks Committee. C. Mathes reports they are focused on Section 2 Park on Horseshoe Way, which is owned by Montgomery County. Once the Association and Montgomery County have a signed Lease Agreement, the BOD will proceed to obtain additional proposals for a walking trail and park benches. Signs will be posted at the front of the lot stating the Associations restrictions for the lot/park. A meeting with all residents affected by this lease and park will be planned. POA control of the property allows members to determine use, accessibility, and maintenance.

Section 3 – lines need to be painted on the court. If we pay a contractor, it could be in the range of \$12K. Volunteers?

HORSE COMMITTEE – A Rescission of the Horseback Riding policy has been created and will be filed with Montgomery County, as the policy does not align with the Deed Restrictions. A member has volunteered for the committee. Name and contact information will be provided to the Board.

LANDSCAPE – T. Fennessey stated Earthscapes had trouble accessing Section 3 park, which was resolved. They are performing maintenance and membership was asked for feedback. Membership had no complaints but did state they seem to be doing a better job than the previous company. Membership was advised to contact IMC should they have any future comments or complaints, and all information received will be forwarded to the Board for review.

COMMUNITY / SOCIAL – 0 volunteers

DRAINAGE – G. Allison advised a company has inspected the problems and he should have a report within the next 10 days.

OLD BUSINESS:

Section 3 Library – This has been a big hit with the residents.

NEW BUSINESS:

G. Allison makes a motion for a Section 2 Library, with a cost of approximately \$500.00. T. Fennessey seconds the motion, and it passes.

Storage facility for Records is planned to move to a more convenient location, which is directly across Hwy 242, from the Association.

Field Mowing – Paul Lackey, previous mower, has retired. K. Johnson makes a motion to hire a new person to perform this maintenance at approximately \$1200.00. R. Castaing seconds the motion, and it passed. Forestry mulching at the reserves in Section 1 will be \$3800.00.

Section 1 Flags – The flags need to be replaced, and they are not the correct size. C. Mathes makes a motion to purchase new flags. T. Fennessey seconds the motion, and it passed.

Yard of the Month: Section 1 - 17407 Northcrest Circle, Section 2 - 23978 Mossy Oaks and Section 3 - 17417 Saddle Creek. Properties will be recognized by yard signs.

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Natural Gas update? G. Allison stated he would check with the company installing the lines and see if it is going to be available to NCR.

Chickens – Allowed or not allowed? Restrictions do not allow chickens.

A Drainage Easement inspection will be scheduled, in the near future, as part of the drainage project.

Fiber Optics – AT&T is currently in Section 3 and they are completing one section at a time.

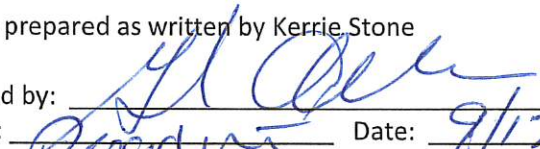
K. Johnson makes a motion to adjourn the Open Session at 8:28 PM. C. Mathes seconds the motion, and it carries.

EXECUTIVE SESSION SUMMARY:

Collections – K. Johnson makes a motion to send 209 letters to all accounts owing over \$500.00. T. Fennessey seconds the motion, and the motion passed.

Deed Restrictions: K. Stone, along with 3 Board Members, performed a drive through inspection on August 2nd. Based on the information gathered, several items will be sent by a courtesy email blast to all members of the Association, to allow them the opportunity to correct the issue before the Violation process begins. Other violations will receive Violation letters.

Minutes prepared as written by Kerrie Stone

Approved by: 

Position: President

Date: 9/17/22