

**MINUTES OF  
THE NORTHCREST RANCH P.O.A.  
2019 ANNUAL MEETING  
23050 Speed Street/New Caney Tx. 77357  
TUESDAY, JANUARY 15, 2019**

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The meeting was called to order by President, David Morrissey. Other directors present were Prescott Small, Margaret Lehmberg, Larry LaCaze and Greg Eames. Also present was Kimberly Hiles and Naomi Young with Sterling Association Services.

**Welcome & Introduction of Directors**

The meeting was called to order by President, David Morrissey at 7:00 pm. The annual agenda adopted by the board of directors.

David Morrissey, President, welcomed homeowners present and introduced the directors to members in attendance and presented the State of Affairs of the Northcrest Ranch P.O.A.

**Establish Quorum & Election of Two Directors**

Quorum was confirmed as 117 members were either present in person or by Proxy. Residents in attendance are documented on the sign in sheet attached to the original Meeting Minutes. Upon completion of the ballot count and verification of the votes, and no other nominations from the floor or write- ins.

Candidate David Morrissey & Prescott Small were elected to serve as the two open director positions.

Both candidates accepted their positions as elected.

**FINANCIAL REPORT:** Kimberly Hiles of Sterling presented the financial reports for review. Cash Operating reported at \$159,800.14; New First Ckng \$18,283.59, New First MMA \$141,516.55; Reserves at \$240,253.36; New First MMA \$101,000.73, Green Bank MMA \$87,785.16, Green Bank CD \$25,848.40, Mint Bank CD \$25,619.07. Total expenses for the month of December 2018 were \$14,003.60.

The Balance Sheet Report & Income Statement was distributed to the residents in attendance. Treasurer Margaret Lehmberg gave a verbal financial recap of the last year's accomplishments and 2019 financial goals. David Morrissey discussed optimizing investments and reported that the board will be reviewing CD's & MMA options for the future and seek a professional opinion.

**APPROVAL OF JANUARY 23, 2018 ANNUAL MINUTES & NOVEMBER 2018**

**EXECUTIVE & REGULAR MEETING MINUTES:** A motion was made, seconded and passed unanimously to approve the January 23, 2018 Annual Meeting Minutes of the board of directors and the November 20, 2018 Executive & Regular meeting minutes.

## **PUBLIC COMMENTS:**

\*A resident had questions regarding underbrush fence maintenance. David Morrissey explained that the repairs had just been completed and the underbrush would be completed in Sections II & III only per the deed restrictions Section I has natural vegetation guidelines established.

\*Another resident reported that the marquis should be cleaned after the Christmas decorations are taken down. Director Greg Eames assured that the cleaning would be addressed.

\*A resident volunteered to start an outdoor activities group in the community.

\*A homeowner asked if adding natural gas to the community is an option. He was advised that it hasn't been looked into yet and would require tie-ins and gas lines that do not exist.

\*David Morrissey discussed the contract & budget processes being met. This has enabled the association to gain income. He was pleased to announce that the goals of the reserve fund had been halfway met, and the assessments will not have to be raised. He also added that the board will be looking into more substantial community projects in the next couple of years. He concluded that the property values are back up with the deed restriction improvements assisted by Sterling. David Morrissey reported the Neighborhood Watch program would be the focus for the new 2019 goals. He discussed the amenity improvements will not be implemented as a process due to the lack of interest from the community. He discussed the fish that will be added to the ponds in Sections I and II to help control the undergrowth and will eventually allow residents to fish in them. This project is scheduled to start in April 2019.

\*Susan Neel Chair of ACC Committee reported that they are receiving eight to ten applications per month and have five new builds. She reminded the residents to get approvals before beginning or scheduling any projects with contractors. Susan Neel reviewed the application process with the residents.

Susan Neel discussed holding part of deposits back for failure to clean up mud and dirt on the roadways. She will be inspecting projects as they are completed to assess.

\*Prescott Small provided the residents with a presentation of the Matrix Letter Count and the benefits.

## **NEW BUSINESS-**

\*David Morrissey made a motion to approve the finalized budget for 2019, motion seconded and passed unanimously. He announced that the residents will receive a copy of the approved budget at the next meeting.

## **ELECT OFFICERS:**

\*A motion was made, seconded and passed unanimously to elect the following officers as nominated:

President: David Morrissey

Treasurer: Margaret Lehmborg

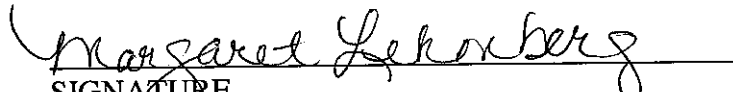
Secretary: Prescott Small

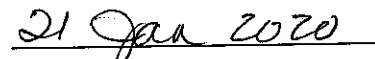
***Adjournment***

With there being no further business the annual meeting was properly adjourned at 7:57pm.

***Next Meeting Date***

The next monthly meeting is scheduled for Tuesday, February 19, 2019.

  
SIGNATURE

  
DATE

***Respectfully submitted by:***

***Kimberly Hiles***  
***Community Manager for Northcrest Ranch***