

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS

JULY 11, 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:

6 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:00 PM.
A motion was made, seconded, and passed to approve the agenda as written.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve the meeting minutes of the Board of Directors on June 13, 2022. C. Mathes seconds and the motion passed.

FINANCIALS / TREASURY REPORT:

R. Castaing advised membership that the Operating account has \$261,198.64, Reserve account has \$444,691.30, Retained Earnings has \$87,348.23, with June expenses of \$19,724.57. Richard stated the interest has rate increased since switching over to IMC.

BOARD / COMMITTEE REPORTS:

ACC – S. Neel stated 4 new builds are in progress, but the ACC applications have slowed down.
PARKS – C. Mathes reports Section 1 – no updates. Section 2 - 17225 Horseshoe Way, Fema has stepped in, and Montgomery County now owns the property. This property has flooded approximately 5 times in the past. The Board is considering leasing the property for a nominal fee per year for 20 – 30 years. The Board will obtain quotes for improvements, such as benches and a walking path. If the Association does not rent the property, it opens it up for anyone, outside of our neighborhood, to use, placing tents and possibly squatting. Section 3 – considering a full protective cover over the playground. Estimate for this is approximately \$100,000. Another possibility is to plant mature trees to gain cover and shade for the playground. The Committee is planning on refurbishing the Basketball Court and considering adding posts to the park so 4 wheelers cannot gain access.

HORSE COMMITTEE – No update provided.

LANDSCAPE – T. Fennessey stated the new Landscape Company is Earthscapes of Texas and will begin this week. She asks for everyone to be patient while they are learning how we expect the

landscaping to be done. Should you have any comments or complaints, please direct them to IMC, who will then inform the Board.

COMMUNITY / SOCIAL – 0 volunteers

DRAINAGE – G. Allison advised that the Engineers have inspected the Association and he should have a report within 10 days. Some culverts will be the responsibility of the County.

OLD BUSINESS:

NEW BUSINESS:

We will invite Matt Gray, the new County Commissioner, to our meeting in September to discuss the new School Bond for Splendora. The Bond will increase tax by \$.01.

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS:

An Owner requested a Hearing with the Board. The Board met with the owner and the issue has been settled.

PUBLIC QUESTIONS/COMMENTS:

Fiber Optic & AT&T cables are being installed in Section 3.

Gas Companies are approaching owners to put in Natural Gas.

EXECUTIVE SESSION SUMMARY:

G. Allison is reaching out to the Attorney for resolutions on 2 past due accounts. Certified 209 letters are being resent by IMC to others, which will include all owners of the property.


Board requests IMC to send a Broadcast email to all owners to verify their information on their portal, as some information may be old and outdated.

C. Mathes makes a motion to adjourn the Open Session at 7:57 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone

Approved by:

Position:


President

Date:

8/8/2022