

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

JUNE 19, 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, Prescott Small, and Greg Eames. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc.

PUBLIC COMMENTS

A resident had questions regarding the road expansion and if any traffic lights were going to be installed. Greg Eames reported that there were no plans for adding traffic lights but shoulders were going to be added to all of the entrances.

Another homeowner inquired about the pond maintenance in Section I. David Morrissey explained that the board was in the process of collecting proposals for the project, and one bid had been collected so far. The project is difficult and will require crane equipment.

A resident had questions regarding the maintenance of the easements in Section I. David Morrissey explained that the board of directors is consulting with our attorney on a legal opinion due to the differences of responsibility per section. The discussion tabled for the meeting.

Another resident had questions regarding fencing materials that are approved by the ACC committee. Margaret Lehmborg explained that hardwire is not allowed in the front of the houses only in the back.

President David Morrissey discussed future amenity planning with the residents and requested that they make suggestions and give them feedback via email and on website regarding the things they would like to add to the community. Residents commented about the basketball court could use improvements and adding shade trees to the playgrounds.

Greg Eames will be putting together a survey for the website.

FINANCIAL REPORT:

The financial report for the month ending May 31, 2018 which indicated an Operating balance of \$165,288.88; New 1st Checking \$38,334.59; New 1st LB/MMA \$126,954.29; Reserves \$224,545.68; New 1st MM \$85,654.61; Green Bank MMA \$77,299.73; Green Bank MM \$10,164.07; Green Bank CD \$25,719.62; Mint Bank CD \$25,407.65 & Total Monthly Expenses were \$18,773.94. A motion was made, seconded and passed unanimously to approve the reports as written.

APPROVAL OF MAY 15, 2018 REGULAR MEETING MINUTES

Northcrest Ranch Community Association
Minutes dated June 19, 2018

A motion was made, seconded and passed unanimously to approve the May 15, 2018 regular meeting minutes of the board of directors.

COMMITTEE REPORTS:

Landscaping- G. Eames reported that he is very pleased with the new landscaping company Pine Forest. He reported that he is currently working on the specification changes.

Ditches- Nothing new to report

ACC- Susan Neel was not present for the meeting. Margaret Lehmberg gave a verbal report of the ACC projects. Margaret Lehmberg reminded the residents to consult with the ACC committee before any making any drainage changes.

Water Quality-Prescott Small had nothing new to report.

Communications- Greg Eames reported that he has collected 497 NextDoor members, 311 FaceBook & 425 email addresses.

Social- Dee Eames reported that the new flags look great. The next community event will be held in October, and the new banners will be in soon.

Drainage/Erosion- Greg Eames explained that we are in still collecting bids on the pond clean out for section one.

Website- Kimberly Hiles agreed

Neighborhood Watch- Margaret Lehmberg requested volunteers to assist with the neighborhood watch program. She reported that currently the community does not meet the program requirements for the Montgomery program, but we can tailor our own program to fit our needs. We do not have a crime issue and Officers Sandy and Rick Davis have been patrolling the sections.

NEW BUSINESS:

*Amenity survey for the community website

PENDING BUSINESS:

*Champions Contract

*Pond clean up proposals for Section I

*Legal Opinion on 242 fencing maintenance requirements

*Amenities Improvements discussions

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, Margaret Lehmborg properly adjourned the meeting at 8:00 pm.

These minutes were approved by the Board of Directors:

Signature

Date