

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
NORTHCREST RANCH PROPERT OWNER'S ASSOCIATION, INC.  
MARCH 14, 2022, 7:00 PM  
23050 Speed Street, New Caney, TX 77357**

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**I. CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, President Glen Allison called the meeting to order at 7:03 p.m. Board members in attendance were Richard Castaing, Kandy Johnson, Charles Mathes and Theresa Fennessey remotely. Also in attendance was Aubrey Rodgers representing Sterling Association Services, Inc. and the homeowners per the sign-in sheet. A motion was made, seconded, and passed unanimously to approve the agenda as written.

**II. APPROVAL OF MEETING MINUTES**

A motion was made, seconded, and passed unanimously to approve the February 14, 2022 meeting minutes of the board of directors with the correction to T. Fennessey's last name spelling.

**III. SUMMARY OF APPROVALS OUTSIDE OF MEETING**

- The Board agreed to waive the late fee and penalty and interest on account #222993 due to the payment having been lost in the mail.
- Move all open accounts from North Law to RMWBH.
- Close the storage unit with Caney Creek Storage.
- Approved of applying fines to the following accounts for deed restriction violations: Accounts #235857, 223687, 222700, 293971, 238 , 238081, 223125 and 222899.

**IV. FINANCIAL/TREASURER'S REPORT**

- R. Castaing reviewed the financial report for the month ending February 28, 2022 and reported February expenses in the amount of \$10,860.86, balance in the operating account of \$242,575.01, balance in reserve account of \$444,757.13.

**V. BOARD/COMMITTEE REPORTS**

- a. **ACC** – S. Neel was not present so G. Allison reported that there have been 2 applications submitted since the last meeting. One was approved and one is still pending approval, requiring more information.
- b. **Park Improvements** – Charles Mathes advised that the parks committee members did get together to walk the parks and he reported their findings. K. Johnson stated that the park committee is looking into pressure washing, replacing backboards on the basketball goals and a playground cover/shade sail in the future.
- c. **Landscaping** – T. Fennessey let the Board and membership know that she is putting together a RFP regarding the landscaping contract and asked if there are any suggestions from the community.
- d. **Community/Social** – G. Allison stated that they are looking for volunteers for this committee. A tentative date for the Easter egg hunt is Saturday, April 16<sup>th</sup> with a rainout date of April 23<sup>rd</sup>.
- e. **Drainage** – G. Allison noted that drainage contract has been signed.

**VI. PUBLIC COMMENTS**

- A homeowner asked about a stake that was placed in the middle of the ditch in his yard. The Board advised the owner that they were unsure of the reasoning, but it was not placed by them.
- A member asked how to submit an application for a detached garage.
- A resident asked if shooting is permitted. K. Johnson advised the resident that Montgomery County requires 10 acres to shoot, but the Northcrest Ranch deed restrictions do not specifically address shooting of firearms.
- A homeowner asked if there will be anymore development with the water park.
- A member asked if the Board has any information on a recycling center.

**VII. NEW BUSINESS**

A. Reserve fund Study – G. Allison informed the membership that a full evaluation was completed to give the community a figure of what is needed in order to fund the reserves. Once the Association has that amount, the Board will come back with a 10 and 29 year plan for the assessments.

B. Landscape Contract – T. Fennessey spoke on this earlier in the meeting.

C. Public Meeting Location – K. Johnson let the membership know that her and T. Fennessey looked into changing the meeting location to the Best Western nearby. They discovered that holding their meetings at the current location would be the best option financially.

D. Insurance – K. Johnson provided an update for the community regarding the Association's current insurance. She spoke to the agent and was advised that Northcrest Ranch is covered for liability if a driver were to run off of 242 strike a child with their vehicle. The Association currently has \$2 million in excess liability, \$1 million in personal injury, \$1 million in occurrence, \$1 million for Directors and Officers insurance and \$1 million of auto insurance. K. Johnson is currently waiting for the insurance company to return a quote for increasing the excess liability to \$5 million.

E. Free Library – R. Castaing made a motion to purchase a "free library stand" for about \$500.00. The motion was seconded and unanimously accepted. The stand will be placed in section 3 park.

**VIII. MOVE INTO/OUT OF EXECUTIVE SESSION**

*There was no executive session.*

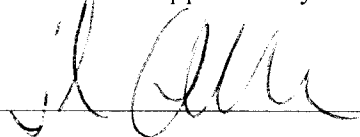
**IX. EXECUTIVE SESSION SUMMARY**

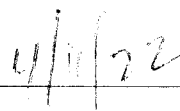
None

**X. ADJOURN**

With no further business to come before the Board, G. Allison properly adjourned the meeting at 7:57 pm.

These minutes were approved by the Board of Directors:

  
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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
NORTHCREST RANCH PROPERT OWNER'S ASSOCIATION, INC.  
APRIL 11, 2022, 7:00 PM  
23050 Speed Street, New Caney, TX 77357**

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**I. CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, President Glen Allison called the meeting to order at 7:01 p.m. Board members in attendance were Kandy Johnson and Charles Mathes. Also in attendance was Aubrey Rodgers representing Sterling Association Services, Inc. and the homeowners per the sign-in sheet. A motion was made, seconded, and passed unanimously to approve the agenda as written.

**II. APPROVAL OF MEETING MINUTES**

A motion was made, seconded, and passed unanimously to approve the March 14, 2022 meeting minutes of the board of directors.

**III. SUMMARY OF APPROVALS OUTSIDE OF MEETING**

- a. G. Allison stated that the owners with fencing along 242 will not receive a letter regarding their fence until the construction ceases.
- b. K. Johnson let the membership know that the insurance coverage will be increased to \$5million, which will be an additional cost of \$500 annually.

**IV. FINANCIAL/TREASURER'S REPORT**

G. Allison reviewed the financial report for the month ending March 31, 2022 and reported February expenses in the amount of \$12,012.88, balance in the operating account of \$261,124.60, balance in reserve account of \$441,202.64.

**V. BOARD/COMMITTEE REPORTS**

- a. **ACC** – S. Neel reported that the ACC committee has been very busy reviewing applications. In April, 12 applications were approved, 9 applications pending discussion.
- b. **Park Improvements** – C. Mathes reported that the bridge in section 1 park needs to be updated to be compliant with ADA. Section 2 reserve D has a 30ft access path on Arrowhead Point that the Board received a bid to install a walking path on. Section 3 playground has a low bridge and the Board is looking at replacement. C. Mathes stated that there is also another bridge that needs to be lifted and is currently seeking bids to do so.
- c. **Horse Committee** – G. Allison reminded the membership that NCR will be amending the current policy and updating it to state that horses are permitted to ride in the easements.
- d. **Landscape** – G. Allison stated that the landscaping contract is currently out to bid, due within the next 7-10 days.
- e. **Drainage** – G. Allison noted that there is no current activity.

**VI. NEW BUSINESS**

- a. Sterling Management Contract – G. Allison advised the membership that the contract is terminated effective May's end. The new property management company will be IMC.
- b. Pine Forest Landscaping Contract – Landscaping contract is currently out to bid.
- c. Lackey Pond Maintenance Contract – G. Allison stated that they charge a good price and the Board will continue to use them as needed.

**VII. PUBLIC COMMENTS**

- A homeowner asked about an Easter egg hunt. G. Allison told the membership that the Board has not had time and is in need of volunteers for an events committee.
- A resident said that he assumed horses weren't permitted in the parks of section 2 due to erosion issues. G. Allison advised him that horses are permitted in the easements and reserves according to the NCR governing documents.
- A member asked how many people use the section 1 and 3 parks. K. Johnson let her know that she sees it being used on a frequent basis.
- A homeowner told the Board about stones being placed in the right of way. G. Allison let the owner know that he will ask a contractor to look into having those moved in all of the community sections.
- A resident raised concerns about traffic issues – not stopping at stopsigns specifically.

**VIII. MOVE INTO/OUT OF EXECUTIVE SESSION**

*Held prior to the public meeting.*

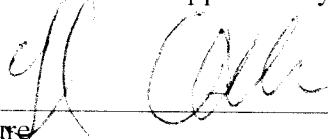
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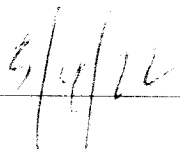
- Approved of sending accounts 278413, 309479, 222930, 292139, 111963, 307036, 269446, 233686, 222718, 222815, 308550, 292740, 222893, 235857 a second certified collection letter.
- Accounts 315542, 238084, 222918, 277873, 222898, 222925, 222654, 238473, 232997, 223097 to be credited a \$0 balance.
- Approved of sending fine certified 209 letter to account 222925.

**X. ADJOURN**

With no further business to come before the Board, G. Allison properly adjourned the meeting at 7:50 pm.

These minutes were approved by the Board of Directors:

  
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Signature

  
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Date