

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.  
MAY 15, 2018  
23050 Speed Street  
New Caney, Texas 77357**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Treasurer, Margaret Lehmborg called the meeting to order at 7:03 p.m. Board members in attendance was David Morrissey, Prescott Small, and Greg Eames. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc.

**PUBLIC COMMENTS**

David Morrissey announced that he was the new association president and discussed his role and responsibilities. Each board director introduced themselves and explained their position on the board. David Morrissey explained to residents that the board had modified their current agenda and would be making their decisions in open forum now but the residents will not be allowed to intervene. He explained that questions and comments would have to wait for the public comments time allotted on the agenda at the following meeting.

A resident that attended the meeting complained about the new agenda adopted and requested a longer meeting, David Morrissey explained that the meeting cannot go past eight due to the agreement with the building.

Homeowners were happy that the roads were paved and asked if all of them would be done. Prescott Small explained that the county was only scheduling the damaged roads.

A resident inquired about a deed restriction complaint she had submitted to the board. Margaret Lehmborg responded that it had been addressed. She also asked about the ponds and maybe adding fish. David Morrissey discussed having this item as an amenity goal.

David Morrissey reminded homeowners to contact the board or Sterling with any landscaping questions or concerns.

David Morrissey discussed the goals and financial plans of the board and building up the reserves account. He reported that Sterling has been doing a great job collecting past due assessments and bringing up the collection rates since they took over the association.

**FINANCIAL REPORT:**

The financial report for the month ending April 30, 2018 which indicated an Operating balance of \$402,303.13, Green Bank MMA \$77,266.92; Green Bank ACC \$10,162.77; Green Bank CD \$25,719.62.; New 1<sup>st</sup> Checking \$13,360.81; New First MMA \$226,521.57; New 1<sup>st</sup> ACC \$23,863.79; Mint Bank CD \$25,407.65; Reserves \$9,498.68 & Total Monthly Expenses were \$13,548.31. A motion was made, seconded and passed unanimously to approve the reports as

written. Written financial reports were provided to the homeowners attached to the agenda.

### **APPROVAL OF APRIL 17, 2018 REGULAR MEETING MINUTES**

A motion was made, seconded and passed unanimously to approve the April 17, 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 they had very little complaints compared to the last company. He had contacted Servalio to discuss the specifications of the contract.

**Ditches-** Weldon Settle reported that he had met with Greg Eames and together performed an inspection and will be meeting again to make revisions with the contract.

**ACC-** Susan Neel was not present for the meeting. Margaret Lehmberg gave a verbal report of the ACC projects. She also requested that the residents report any construction or activity that might not be approved to the committee.

**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 she needs more volunteers to help with events. Kimberly Hiles offered to send out eblasts before the next event to try to help with volunteer attendance.

**Drainage/Erosion-** Tom Dillard attended the meeting. He had submitted a contract to Kimberly Hiles for the board to review. The board tabled the discussion for the next meeting.

**Website-** Kimberly Hiles agreed to send an eblast to all the residents for the spring events and garage sale.

**Neighborhood Watch-** Margaret Lehmberg requested volunteers to assist with the neighborhood watch program.

Margaret Lehmberg and David Morrissey discussed the meeting with Deputy Amstutz regarding the neighborhood watch program.

### **NEW BUSINESS:**

\*David Morrissey made a motion to begin the revisions on the landscape specifications, motion seconded and passed unanimously.

\*Greg Eames made a motion to purchase five community banners for \$400.00 total, motion seconded and passed unanimously.

\*Margaret Lehmberg made a motion to move 5% of operating funds to the reserves account

monthly, motion seconded and passed unanimously. The board has a \$500k goal for the reserves account.

\*Margaret Lehmborg made a motion to close the New First ACC & Green Bank ACC accounts and move those funds to the reserves, motion seconded and passed unanimously.

\*Margaret Lehmborg made a motion to move excess funds in operating to reserves as recommended by the accounting manager and Kimberly Hiles of Sterling, motion seconded and passed unanimously.

\*Champions contract for the retention ponds tabled for the next meeting allowing the board more time to review the contract.

\*Margaret Lehmborg announced that she had recruited Officers Sandy & Rick Davis to head up the neighborhood watch program. They plan to have a complete plan in place by next month. They were both happy to report that the community did not have a crime issue and the residents are doing a great job looking out for one another and reporting suspicious activity.

**PENDING BUSINESS:**

\*Champions Contract

**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 8:01 pm.

These minutes were approved by the Board of Directors:

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Signature

\_\_\_\_\_  
Date

Northcrest Ranch Community Association  
Minutes dated May 15, 2018