

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

**MAY 10, 2021
23050 Speed Street
New Caney, Texas 77357**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Director Greg Eames called the meeting to order at 6:30 p.m. Board members in attendance were Ron Rhodes, Richard Castaing. Prescott Small was not in attendance. President Phil Maybee has resigned via email 4/15/2021. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc. and the home owners per the sign in sheet. A motion was made, seconded and passed unanimously to approve the agenda as presented.

PUBLIC COMMENTS

*A resident had questions on the ditches maintained by the county. Greg Eames gave him the county website information.

*Another resident inquired about the playground & park plans. Prescott Small was not present & did not have an update for the board packet.

*A resident inquired about the progress of the drainage analysis. Greg Eames explained that the engineer was waiting on a heavy rain in order to complete the project.

*A homeowner inquired about the possibility of connecting to the new neighboring subdivision's sewer system. Greg Eames said he would investigate and report to homeowner personally.

APPROVAL OF APRIL 12, 2021 MEETING MINUTES

A motion was made, seconded and passed to approve the April 12, 2021 regular meeting minutes as presented to the board of directors. There was no executive session meeting held.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

*04/15/2021 Resignation given by Phil Maybee, accepted by board 4/15/2021

*Approval 04/19/2021 Paul Lackey approval for pond maintenance \$5,025.00

FINANCIAL/TREASURER'S REPORT:

Kimberly Hiles provided the financial reports by Sterling. Treasurer Richard Castaing presented his report for the month of April 30, 2021 which indicated an Operating balance of \$195,471.10; New First Checking \$29,838.13; New First MMA \$165,632.97; Reserves at \$457,554.51; New First MM \$134,969.90; New First Ntn CD \$81,223.41 New First CD \$100,001.15; Veritex Bank MMA \$88,560.01; Veritex Bank CD \$26,004.02; Mint CD \$26,786.02; Total expenses for the month of April 2021 were \$23,131.61.

A motion was made, seconded and passed unanimously to approve the reports as written.

COMMITTEE REPORTS:

Landscaping/Ditches- Greg Eames reported no problems

ACC- Susan Neel was not present for the meeting.

Communications/Social- “The Yard of the Month” program winners are announced on the community website monthly.

Drainage/Erosion- Greg Eames reported that engineer Joseph Costanza has begun the community analysis of drainage project & is waiting on a hard rain to determine other drainage issues. There are no updates to report yet.

Parks:

Director Ron Rhodes provided a detailed report on the status of the parks and needed repairs, his written report attached to the original meeting minutes. Kimberly Hiles will contact Servelio with Pine Forest on the rest of the repairs/maintenance to schedule. She reported that the Kiddie Mulch has already been ordered and the fence materials purchased.

Greg Eames agreed to repair the basketball goal.

FENCING:

Greg Eames reported that the fencing projects are still on hold because the approved contractor Castillo Fence bid of 249 ft at \$2,988.00 11 gage galvanized proposal does not have insurance. The board will be collecting more bids and prefer the green color instead of black. The approval for Castillo Fence retracted by the board unanimously.

Website- The new website address is northcrestranchcommunity.com

*Garage sale info was posted and eblasted to the community

NEW BUSINESS:

*Approval to order three trash cans instead of one from All Aquatics

*Phil Maybee’s board resignation 4/15/2021

*A motion was made, seconded and passed unanimously to elect Greg Eames officer as nominated for president.

*Approval for Castillo fence retracted due to lack of insurance unanimously. Ron Rhodes is collecting the additional bids.

PENDING BUSINESS:

*Castanza Engineer Drainage Analysis report

*Fence project bids

MOVE INTO EXECUTIVE SESSION

A motion was made, seconded and passed unanimously to convene into executive session to discuss collection and deed restriction matters.

A motion was made, seconded and passed unanimously to move out of executive session.

EXECUTIVE SESSION SUMMARY

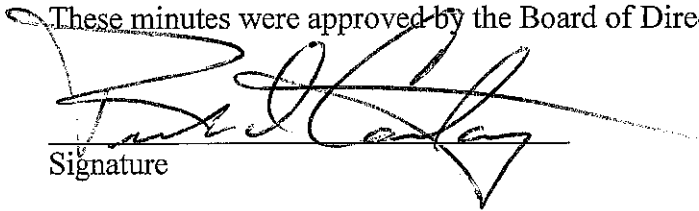
*Account #222965 was discussed regarding his compliance violation & response from his attorney. The board agreed that then fine will not be waived, our legal counsel will address, and their request that he apologize to Autumn Carter with Sterling. Kimberly Hiles will forward the information to the association's attorney to respond.

*It was discussed and agreed by the board that all Driveways that are out of compliance will have 90 days to correct. Greg Eames supplied a list of 20 violations for Sterling to send courtesy letters to including the deadline date and deed restriction specifications.

ADJOURN:

With no further business to come before the Board, Greg Eames properly adjourned the meeting at 7:13 pm.

These minutes were approved by the Board of Directors:


Signature

6-14-2021
Date

