

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
NOVEMBER 19, 2019
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, Larry LaCaze, and Greg Eames. Not in attendance was Prescott Small. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc.

PUBLIC COMMENTS

*President David Morrissey thanked everyone that helped and contributed to the residents that suffered flooded during Imelda. He announced that the board had approved to budget 35k in the reserves expenses for the engineering drainage analysis study.

*A home owner inquired about his letter that he submitted to the board. David Morrissey explained that his questions had been addressed in the September meeting in open forum.

*A resident from Horseshoe Way complained about receiving a compliance letter. It was explained to residents that experienced any flooding to please communicate that to Sterling so that they can note the accounts if they flood debris or have campers out.

*Another resident had concerns about homeowners that are not maintaining their ditches. David Morrissey encouraged them to report the properties to Sterling so that it could be addressed as a deed restriction violation.

*David Morrissey discussed the upcoming election. He announced that Margaret Lehmborg did not wish to be placed on the ballot and there is one open position. He thanked Margaret for her many years of service and dedication on the ACC Committee and on the board of directors. He will post the candidates to the website in early December.

*Miss Dathryn inquired about the decorations for the five entrances. The board stated that they will approve the decorations at last year's budgeted amount \$500.00 total for five entrances.

FINANCIAL REPORT:

The financial report for the month ending September 30, 2019 which indicated an Operating balance of \$167,666.81; Accounts are: New First Checking \$7,463.48; New First MMA \$160,203.33; Reserves at \$261,428.42; New First MM \$41,383.44; New First CD \$80,270.03; Green Bank MMA \$88,307.48; Green Bank CD \$25,848.40; Mint CD \$25,619.07; Total expenses for the month of September 2019 were \$10,297.99.

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

APPROVAL OF OCTOBER 15, 2019 EXECUTIVE & REG MINUTES

A motion was made, seconded and passed unanimously to approve the October 15, 2019 regular & executive meeting minutes of the board of directors.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

- * 10/29/2019 Approval Pine Forest bid# 1266 in the amount of \$350.00 to clear areas at park
- * 10/29/2019 Approval Pine Forest bid# 1267 in the amount of \$890.00 to prep & paint rails and benches at park

COMMITTEE REPORTS:

Landscaping/Ditches- Director Greg Eames reported that all of the ditches were mowed and look good.

*David Morrissey discussed the three proposals collected for the landscape maintenance contract and the analysis scores that had been completed by the board of directors. Based on the scores and the vote of the directors, the landscape contract had been awarded to Company C in the amount of \$86,496.00 for 3 year contract term. He explained that when the contractors had been notified, he would announce the company name.

ACC- Susan Neel was not present for the meeting. Margaret Lehmborg & gave a verbal recap of applications received for the month of October.

Communications/Social- the meeting dates have been eblasted

Drainage/Erosion- David Morrissey will be pursuing finding an engineer to do an analysis of drainage for the community.

Website- David Morrissey is working on the upgrades for the website with Monty our website host with Prepared Publications. The board will be selecting photographs. David asked for feedback from the residents on ideas for the website.

Neighborhood Watch- Margaret Lehmborg had nothing new to report.

Treasurers Report- Margaret Lehmborg gave a verbal report of the October 31, 2019 monthly financials.

PARKS/PONDS: Prescott Small was not present for the meeting.

NEW BUSINESS:

- *Landscape maintenance contract awarded to Company C in the amount of \$86,496.00 for the three year contract term.
- *Budget approved for 2020 with \$35k added to the reserves expenses for drainage analysis
- *Christmas decorations for the entrances \$500.00 total

PENDING BUSINESS:

- *Park Clean up
- *Website Upgrades

EXECUTIVE SESSION SUMMARY:

- *Account #222821 was approved for foreclosure proceedings
- *The budget draft has been approved with \$35k being added to the reserve expenses for the engineer analysis of drainage for the community
- *Assessments will stay at the same rate for the 2020 budget
- *Landscape bids and analysis reviewed
- *Having fulfilled her committed terms on both the board & ACC Committee, Margaret Lehmborg has announced her retirement from the board of directors as well as the ACC Committee.

STERLING REPORTS:

Kimberly Hiles with Sterling provided the financial reports to the board. A motion was made, seconded and passed unanimously to approve the October 31, 2019 reports as written.

ADJOURN:

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

These minutes were approved by the Board of Directors:

Signature

Date