

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
OCTOBER 15, 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. Copies of the financial reports ending in September 2019 were included with the agendas for the residents in attendance.

PUBLIC COMMENTS

*President David Morrissey thanked everyone that helped and contributed to the residents that suffered flooded during Imelda. Many homeowners joined together to help prepare and deliver food, as well as assist in cleanups.

*A resident from Horseshoe Way had concerns about the drainage and flooding problems. His home has never flooded in the 18 years he has lived here until now. The board explained that the county owns the ditches in front of the roads and they will make a work order for the cleaning, but they do not have funds to keep them maintained & are very behind. The new construction drainage concerns need to be addressed to the county as well. David Morrissey encouraged the residents to continue contacting the county officials.

David Morrissey also discussed the drainage study that the board is working on to have a professional engineer do an analysis for the community, but there is a 6-18 month back log. He promised that it will be a priority for the upcoming year.

Susan Neel encouraged the residents to contact the representative of the legislature with their concerns of flooding and the increase of the drainage fees. David Morrissey agreed to draft a community letter and post it to the website.

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

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 SEPTEMBER 17, 2019 EXECUTIVE & REG MINUTES

A motion was made, seconded and passed unanimously to approve the September 17, 2019 regular & executive meeting minutes of the board of directors.

COMMITTEE REPORTS:

Landscaping/Ditches- Servelio with Pine Forest attended the meeting to check on the board and also announced that they had installed the new flowers last week. He inquired about the park clean up and is waiting on instructions. Kimberly Hiles agreed to contact him the following day with the details.

*David Morrissey discussed the three proposals collected for the landscape maintenance contract. He explained that the scope specs are being re-written, and the contractors will all be rebidding the contract. After proposals are collected by Sterling, the board will review them and conduct an analysis for approval.

ACC- Susan Neel was present for the meeting & gave a verbal recap of applications received for the month of September.

Communications/Social- the meeting dates will be eblasted a week prior to the meeting & Kimberly Hiles is to follow up with Monty at Prepared Publications on the status of the upgrades.

Drainage/Erosion- David Morrissey will be pursuing finding an engineer to do an analysis of 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 tabs and design options.

Neighborhood Watch- Margaret Lehmborg had nothing new to report.

Treasurers Report- Margaret Lehmborg gave a verbal report of the September 30, 2019 monthly financials.

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

NEW BUSINESS:

*Landscape maintenance contract specs will be resubmitted for new proposals.

*Budget preparations for 2020

EXECUTIVE SESSION SUMMARY:

*Accounts discussed and selected for legal collections: #250314, 255470, 222680, 222959, 223005, 223067, 222653, 223037, 222766, & 222798.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

* 10/01/2019 Denial to waive expense for acct#248199 force mow

*Board workshop meeting this month, it was agreed that landscape contract specs be re-written and proposals be resubmitted.

PENDING BUSINESS:

- *Park Clean up
- *Website Upgrades

STERLING REPORTS:

Kimberly Hiles with Sterling provided the financial reports to the board. A motion was made, seconded and passed unanimously to approve the September 30, 2019 reports as written.

ADJOURN:

With no further business to come before the Board, David Morrissey properly adjourned the meeting at 7:53 pm.

These minutes were approved by the Board of Directors:

Signature

Date