

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
OCTOBER 18, 2021, 6:30 PM
23050 Speed Street, New Caney, TX 77357**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President Glen Allison called the meeting to order at 6:30 p.m. Board members in attendance were Richard Castaing, Prescott Small, and Ron Rhodes. Not in attendance was director Theresa Fennessey. Also in attendance were Leigh Pollard and Caitlyn O'Toole 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.

PUBLIC COMMENTS

Public comments were held at the end of the meeting.

APPROVAL OF MEETING MINUTES

A motion was made, seconded, and passed unanimously to approve the August 9, 2021 and September 20, 2021 meeting minutes of the board of directors as written.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

Glen Allison advised there were none.

FINANCIAL/TREASURER'S REPORT:

R. Castaing reviewed the financial report for the month ending September 30, 2021, which indicated a cash operating balance of \$119,753.21 and a cash reserve in the amount of \$442,285.73. Checks for the month totaled \$17,826.05. A motion was made, seconded, and passed unanimously to approve the report as written.

BOARD/COMMITTEE REPORTS:

Park Fence – R. Rhodes reported the fence for the park in Section 1 that abuts Highway 242 was installed. The board has discussed possibly moving the park to another location away from 242 in the future.

Park Improvements – All Aquatics does not have the manpower to send someone out to look at the park at this time due to COVID.

Section II Park/Nature Area – G. Allison advised there are 17 acres owned by the association, it was once a swamp area that has since dried up. A running surface was suggested.

Drainage – Steve Hamilton is working with Joseph Costanza regarding the poor drainage and flooding in the community.

Ponds – P. Small advised there has been another delay in the fish shipment.

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

Website- northcrestranchcommunity.com

PENDING BUSINESS

No pending business.

NEW BUSINESS

2022 Assessment – Per Article 6, Section 2 (c) of the Declaration of Covenants, Conditions, and Restrictions, a motion was made, seconded, and passed unanimously to approve the 2022 annual Maintenance Charge for \$450.00.

2022 Budget – The board advised the budget was always reviewed and approved at the annual meeting. Sterling will review the governing documents and prepare the budget accordingly.

Expiring CD’S (2) – A motion was made, seconded and, passed unanimously to cash out the certificates of deposit when they expire and deposit the funds into the cash operating account.

Solicitation of Candidates – A January date has not yet been set. Sterling advised solicitation of candidate response is 10 days and the annual meeting notice is not less than ten days notice. Sterling works off of a 45-day minimum notification.

PUBLIC COMMENTS

*A member questioned why after 20 years she was being asked to install 25’ of paved driveway where her culvert is located. G. Allison stated because it was in the Declaration. The board noted there were approximately twenty similar compliance issues.

*A member noted the large ditch at the Wild Forest entry. The board advised the area is being reported to TXDot as part of Hwy 242 rebuild.

*Road Repair in the subdivision is the responsibility of Montgomery County Precinct #4. The board will be having discussions with Commissioner James Metts.

MOVE INTO/OUT OF EXECUTIVE SESSION

There was no executive session.

EXECUTIVE SESSION SUMMARY

None

ADJOURN

With no further business to come before the Board, G. Allison properly adjourned the meeting at 7:19 pm.

These minutes were approved by the Board of Directors:

Signature

Date

PENDING BUSINESS

No pending business.

NEW BUSINESS

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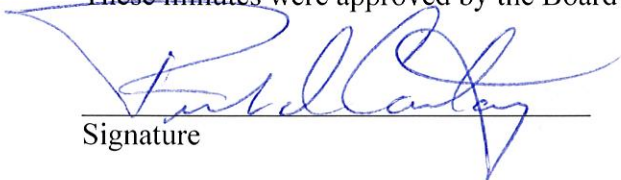
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11/08/21
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