

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
SEPTEMBER 18, 2018
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 Lehmberg, Larry LaCaze, Greg Eames, and Prescott Small. Also in attendance was Kimberly Hiles representing Sterling Association Services, Inc. Sterling ASI also provided copies of the financials for the residents attached to the agendas.

PUBLIC COMMENTS

David Morrissey discussed a concern that a resident had regarding the appointment of a board director at the last meeting. He reported that after a legal opinion had been reviewed, the board was in compliance with the appointment.

Prescott Small distributed a compliance letter count summary report and monthly update to the residents that attended the meeting. His written report attached to the original meeting minutes.

David Morrissey requested more amenity idea feedback from the residents.

A few residents liked the idea of adding a shuffle board court, tennis court, clubhouse or some type of shade for the parks, even planting trees to help with shade.

FINANCIAL REPORT:

The financial report for the month ending August 31, 2018 which indicated an Operating balance of \$139,952.37; Accounts are: New 1st Checking \$14,504.36; New 1st LB/MMA \$125,448.01; Reserves \$231,201.43; Accounts are: New 1st Ntn. MM \$92,367.71; Green Bank MMA \$87,577.67; Green Bank CD \$25,848.40; Mint Bank CD \$25,407.65; Total Monthly Expenses were \$12,255.07. A motion was made, seconded and passed unanimously to approve the reports as written.

APPROVAL OF AUGUST 21, 2018 REGULAR MEETING MINUTES

A motion was made, seconded and passed unanimously to approve the August 21, 2018 regular meeting minutes of the board of directors.

COMMITTEE REPORTS:

Landscaping- G. Eames reported that the landscape & pond maintenance proposals had been collected and reviewed in executive session.

David Morrissey and Greg Eames discussed the analysis of the proposals that were submitted for the landscaping and pond maintenance contracts. David Morrissey and Greg Eames reported that one of the proposals for both of the projects remained incomplete and therefore would be excluded. The other proposals were LHLC at \$6,197.00, and Paul Lackey at \$5,596.00

Landscape maintenance proposals from Pine Forest in the amount of \$80,000.00, LHLC in the amount of \$101,000.00, and the incomplete proposal that did not meet the criteria of the specifications from A-Z Wright were discussed by the board.

Ditches- Sheldon was not present for the meeting.

ACC- Susan Neel was not present for the meeting.

Water Quality- Prescott Small had nothing new to report.

Communications- Greg Eames had nothing new to report.

Social- Dee Eames reported that she will begin plans for the fall festival soon.

Drainage/Erosion- Greg Eames had nothing new to report.

Website- Sterling will post update for Fall Garage Sale on September 29th from 8-3pm. And also conduct eblasts.

Neighborhood Watch- Margaret Lehmborg had nothing new report. She reminded residents to keep outside vehicles locked and continue practicing safety measures at home.

NEW BUSINESS:

*A motion was made, seconded and motion passed unanimously to award the landscape contract to Pine Forest in the amount of \$80,000.00.

*The Fall Garage Sale is September 26th from 8am.-3pm.

*The Fall Festival is scheduled for October 26th-details to follow

*A motion was made, seconded and passed to renew the Sterling Management contract As presented in the monthly fee at \$1,542.65.

*A motion was made, seconded and passed unanimously to award the pond maintenance contract to Paul Lackey at a price of \$5,596.00.

PENDING BUSINESS:

*Amenity Improvements Discussions

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, David Morrissey properly adjourned the meeting at 7:38 pm.

These minutes were approved by the Board of Directors:

Signature

Date