

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.
SEPTEMBER 15, 2020
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 6:30 p.m. Board members in attendance were Greg Eames, Richard Castaing & Prescott Small was available via conference call. Director Phil Maybee was not in attendance. 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

*Resident Weldon Settle discussed the drainage concerns with MI Homes and stated that a lot of trees had been cleared but it appears that they are doing a good job on drainage improvements. The state is also communicating with them as well and they are also planning on adding another detention pond and a ditch.

*Another resident reported that there were some 242 fences that needed maintenance & cleaning. Kimberly Hiles agreed to attend the inspection with Aubrey Rodgers & will send letters to those residents that need to comply. David Morrissey and Greg Eames agreed to assist with the 242 fence inspections.

*A resident inquired about connecting the community sections. David Morrissey reported that the property is private and the association cannot do it.

*A new home owner inquired about inspections and compliance letters. She wanted to know which residents received letters and why. Kimberly Hiles explained that was private information. The resident also requested a follow up regarding open compliances on her account. Kimberly Hiles agreed to call her the following day.

*Another resident inquired about adding sidewalks. David Morrissey explained that there was not enough space for the association to construct any.

*A resident asked about the plans for the pond and park for Section I. David Morrissey explained that the board has plans to add a barrier fence and are still working on the plans. She also asked about the communications plans to the residents. Greg Eames reported that he had already had Sterling post an update on the community website today and he also posted it on social media. He will continue to have updates posted along with Sterling.

*A resident wanted to know what will happen if the association spends the funds for the drainage analysis and the county still won't help? David Morrissey explained that the association had to

start the analysis process in order to prove that the county needs to make modifications. If the county fails then the association will go to litigation.

FINANCIAL REPORT:

Kimberly Hiles presented the financial report by Sterling. The financial report for the month of August 31, 2020 which indicated an Operating balance of \$143,708.10; New First Checking \$9,610.33; New First MMA \$134,097.77; Reserves at \$388,113.01; New First MM \$65,607.70; New First CD \$81,211.68; New First CD \$100,499.86; Veritex Bank MMA \$88,530.30; Veritex Bank CD \$26,004.02; Mint CD \$26,259.45; Total expenses for the month of August 2020 were \$12,708.19

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

APPROVAL OF AUGUST 18, 2020 REG MINUTES

A motion was made, seconded and passed unanimously to approve the August 18, 2020 regular meeting minutes as amended of the board of directors. There was no executive session meeting held.

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

- Section I Pond Maintenance by Thomas Tractors in the amount of \$4,500.00

COMMITTEE REPORTS:

Landscaping/Ditches- David Morrissey agreed to contact Servelio with Pine Forest Landscape regarding the tree limbs that are blocking the mowers.

ACC- Susan Neel was present at the meeting and reported that they have received two new build applications and are processing an average of three applications per week for simple ACC changes.

Communications/Social- David Morrissey discussed the “The Yard of the Month” program that will be selecting a home from each section. The selections will be featured on the community website. Kimberly Hiles agreed to order two more signs for the program.

Sterling sent a reminder eblast and posted a note to the website today reminding residents that own 242 white fencing to maintain them.

Drainage/Erosion- David Morrissey & Greg Eames discussed engineer Joseph Costanza scheduling the community analysis of drainage.

FENCING:

Phil Maybee did not attend the meeting. David Morrissey reported that the legal opinion had been obtained stating that the association does have the authority to replace the 242 fencing even though it is the homeowner's responsibility to maintain it. However, with the circumstances the board does not feel that the residents should have to because of the highway construction plans being out of their control. The board will be discussing the matter further.

David Morrissey reported that Phil Maybee is still working on the fencing plans for the park and they will provide an update at a later time.

Website- David Morrissey reported that the website was now live. The board is still adding items for the final touches. The new website address is northcrestranchcommunity.com

Neighborhood Watch- nothing new to report

Treasurers Report- Treasurer Richard Castaing gave the financial report for August 2020. Richard Castaing also requested that the section numbers be added to the utilities on the check register detail report. Kimberly Hiles agreed to contact the accounting manager with the request.

NEW BUSINESS:

PENDING BUSINESS:

*Canopy prices for parks

*Select & hire an engineer for drainage analysis

EXECUTIVE SESSION SUMMARY:

*None

STERLING REPORTS:

Kimberly Hiles with Sterling provided the financial reports to the board. A motion was made, seconded and passed unanimously to approve the July 31, 2020 reports as written.

ADJOURN:

With no further business to come before the Board, David Morrissey properly adjourned the meeting at 7:21 pm.

These minutes were approved by the Board of Directors:


Signature

Oct. 30, 2020
Date