

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
NORTHCREST RANCH COMMUNITY ASSOCIATION, INC.

September 20, 2021  
23050 speed Street  
New Caney, Texas 77357

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CALL TO ORDER

A quorum having been established, Richard Castaing called the meeting to order at 6:32 p.m. Board members in attendance were Ron Rhodes, Theresa Fennessey and Prescott Small. Also in attendance were the home owners per the sign in sheet.

FINANCIAL/TREASURER'S REPORT:

Treasurer Richard Castaing presented his report for the month of August, 2021.  
A motion was made, seconded and passed unanimously to approve the reports as written.

APPROVAL OF AUGUST ,2021REGULAR MINUTES

Minutes were not available for review

SUMMARY OF APPROVALS OUTSIDE OF MEETING:

- Board members accepted the resignation of Board member Greg Eames effective 9/6/21.

NEW BUSINESS:

Board unanimously nominated and appointed Glen Allison to replace Greg Eames

\*Elect Officer Positions

The following were unanimously voted and appointed as follows: .

Glen Allison-President

Richard Castaing-Treasurer

Prescott Small-Secretary

EXECUTIVE SESSION SUMMARY:

\*None

## DISCUSSIONS:

Ron Rhodes provided update on the Park 1 fencing. Clarified that fencing is barrier protection to keep children in the park, not designed to prevent vehicular traffic. We have identified the fence along 242 is short and will add additional section. One tree is planned for removal outside the new fence to allow for landscape access after white rail fence is replaced,

Recommendation to review Park signage regarding Residents Only / Overnight Use

Reserve Section 2 – Waiting on cooler/dryer weather to explore viability of improving space for resident use.

Fish additions for Ponds 1&3 delayed to recent Hurricanes, expected delivery by 9/30

Resident Kandy Johnson thanked the board for volunteering. Introduced herself and provided the Board with her experience in HOA/Property law and offered advisory knowledge to the Board when requested. Open discussion regarding property liens and debt write offs

Resident George Cross requested the Neighborhood Watch sign in Section 1 be repaired/replaced. G Allison agreed to complete the task.

Resident Junichiro Hamaguchi addressed several items with the Board

- Formal request through the website was not answered, Board members did not recall receiving his request from the website.
- Requested the Board explore setting up Virtual meeting access to allow residents to participate remotely. The Board agreed to look into the possibility.
- Asked if the website could be modified to include a Message Board feature to improve resident communication to the board

Board to look into redirecting old website address to the new one. [Northcrestranchcommunity.com](http://Northcrestranchcommunity.com)

Resident John Hallmark discussed the County Road repairs. Recommends a seal coat vs. top coat as a top coat adds several inches of height and over time could affect drainage. Suggested a call campaign to County Commissioners Office.

George Cross and John Hallmark discussed attendance at EMCID meetings to get on the radar for possible project funding in the future.

Kandy Johnson suggested a Quarterly Newsletter to help reach residents who do not use social media. The Board agreed to consider the recommendation.

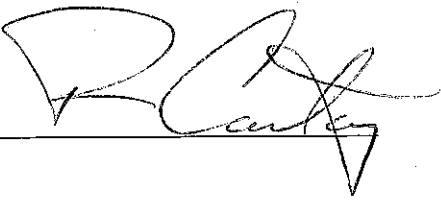
Glen Allison updated the residents on the actions with the Costanza drainage review. A preliminary survey was completed to identify flow patterns and restrictions. A formal work proposal is being developed to present to the board.

NEXT MEETING: October 18, 2021 6:30pm Speedsportz Park

ADJOURN:

With no further business to come before the Board, Richard Castaing motioned to adjourn the meeting at 8:05 pm. All in favor.

These Minutes Approved by the Board of Directors

By: 

D 10/18/21