

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

April 13, 2026 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Charles Mathes
Kandy Johnson
Brian Taylor

DIRECTORS ABSENT:

Greg Eames

IMC:

Kerrie Stone

OWNERS PRESENT:

11 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; G. Allison called the meeting to order at 7:06 PM.
K. Johnson made a motion to adopt the agenda. C. Mathes seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

B. Taylor made a motion to approve March 9, 2026, meeting minutes. K. Johnson seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed March 2026 Financials, advising there is \$200K in Operating, with approximately \$458K in Reserves and CDs. There are 4 delinquent owners. K. Johnson made a motion to approve March 2026 Financials. C. Mathes seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 Park – The Board will research completely replacing all Basketball Goals. Mosquito Control - Montgomery County will help. You may contact them at 281-364-4203 or visit mosquitoes@mctx.org for more information.

ACC – March applications = 11, and 3 have been received in April.

The committee has expanded to 8 members, welcoming Aaron Crowson and Maria Formosa. For ACC application submissions, please send all required documents via email to IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net. An electronic copy of the documents will become a permanent part of your property file.

DRAINAGE - The committee is obtaining the first set of bids for proposed work.

DEED RESTRICTIONS:

Deed restrictions (DR's) are enforced to maintain the appearance and property values of our homes and investments. The Northcrest Ranch Board of Directors (BOD) reviews management company inspections and conducts their own inspections each month. The BOD also responds to

questions and complaints from property owners. Total violation letters sent for March were 93, with 34 being closed.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Mossy Oaks Street Light
Section 1 – Entrance Shrubs need replacement
Section 1 Park – fencing to go into Pond to keep people out
Section 1 Sign replacement
Restoring white fence along SH 242

EXECUTIVE SESSION RECAP:

K. Johnson made a motion to send letters of 10-day violation to NCRP45413, NCRP45355, NCRP73318. B. Taylor seconded the motion, and it carries.

K. Johnson made a motion to send NCRP45164, NCRP45534, NCRP73318 to the attorney for collection actions. B. Taylor seconded the motion, and it carries.

ADJOURN:

B. Taylor made a motion to adjourn the Open Session at 8:05 PM. C. Mathes seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: Kandy Johnson
Position: VP-Secretary Date: 5/11/2026