

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

June 8, 2026 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandye Johnson
Greg Eames
Charles Mathes
Brian Taylor

DIRECTORS ABSENT:

IMC:

Kerrie Stone

OWNERS PRESENT:

7 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; G. Allison called the meeting to order at 7:02 PM.

G. Eames made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve May 11, 2026, Meeting Minutes. G. Eames seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed May 2026 Financials, advising there is \$165K in Operating with approx. \$456K in Reserves and CDs. One CD was moved into the Money Market account until we can find a Bank with a good interest rate to invest. There is 1 delinquent owner.

Park Improvements needs to be moved to the Reserve account.

K. Johnson made a motion to approve May 2026 Financials, with stated correction. G. Eames seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Basketball Goal installation was delayed, due to delivery; but will be replaced this month.

A landscape company will be striping the court.

Kiddie area – Mulch will be replaced within the next 2 months.

Gates will be installed at both parks.

Park Signs are being updated.

ACC – May applications = 5, and 2 have been received for June. For ACC 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.

SOCIAL -

DRAINAGE – Delayed, due to rain.

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. May inspection was cancelled. Total violation letters sent in June were 85, with 38 being closed.

NEW BUSINESS:

A sediment survey was performed at Misty Lake, determining we are at 6% of pond waterline. There are a couple of spots that need cleaning and a quote is being obtained.

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Section 3 park - fence needs mowing under fence area.

Outbuildings are getting larger and have the appearance of being businesses.

Detention Pond entrance – POA area; large rock rubble needs to be removed and replaced with smaller material.

Hole in road at 242 and Wild Forest. (State Property)

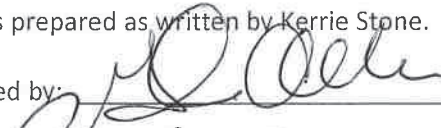
EXECUTIVE SESSION RECAP:

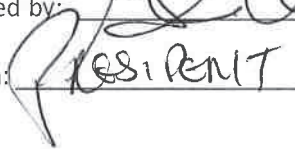
K. Johnson made a motion to send NCRP45534 to the Attorney for collection efforts. G. Eames seconds the motion, and it carries.

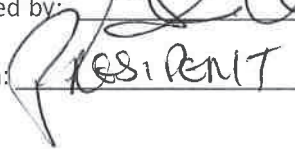
ADJOURN:

K. Johnson made a motion to adjourn the Open Session at 7:36 PM. B. Taylor seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: 

Position: 

Date: 

7/13/26