

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

October 14, 2024 @ 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:

Absent

OWNERS PRESENT:

5 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established, G. Allison called the meeting to order at 7:01 PM.

G. Eames made a motion to adopt the agenda. B. Taylor seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

C. Mathes made a motion to approve the September 10, 2024, Meeting Minutes. G. Eames seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

Members were provided with a copy of the Balance Sheet. B. Taylor announced the Association has \$503K in the bank with \$558K in Assets. CDs are continuing to earn interest. September expenses were down. \$36K was transferred from the reserve account into operating; These expenses were for Hurricane Beryl clean-up. We are in great shape overall.

BOARD / COMMITTEE REPORTS:

ACC – Weldon Settle reported on behalf of the Acc Committee they had 9 new ACC applications (4 outbuildings; 3 fencing; 2 roof-paint).

CAM – Power-washing of the Basketball Court & Monuments has been completed. Basketball goals need some repair before we add new nets. New shrubbery/landscaping will be installed at Section 2 & 3 Monument areas once we are in the rainy season.

SOCIAL - The Fall Festival will be held on October 26, 2024, at Section 1 park. Events set up are Bounce Houses, Rock Climbing, Face Painting, Ice Cream Truck and a Petting Zoo.

The Winter/Christmas Festival will be held on December 14, 2024. Among the events planned are Santa & Mrs. Clause and Glo Golf.

LANDSCAPE – Should you have any issues or concerns with the landscapers, please contact IMC through your portal page or to Kerrie Stone @ kstone@imcmanagement.net, and they will be addressed.

DRAINAGE – The Drainage Committee met on September 21, 2024. They are in the process of prioritizing areas of work for bid specifications to obtain quotes.

DEED RESTRICTIONS:

Hurricane Beryl moratorium has expired, and October inspections will resume to normal.

NEW BUSINESS:

No new business to report.

PUBLIC QUESTIONS/COMMENTS:

Weldon Settle commented that it appears fiber optics are coming into Section 1.

Nikki Heck discussed community garage sale, along with a survey of the community for interest; Nikki volunteered to be lead, if there was enough community interest and participation.

Jose Romero requested BOD approval for subdividing a lot; BOD stated that subdividing lots, which are not combination/composite lots, does not follow the developer's plan of a designated acreage community which is clearly conveyed in the recorded plats and restricted covenants filed by developer.

EXECUTIVE SESSION RECAP:

The property owner's hearing was held on Monday, October 7, 2024, for account NCRP45364 and owner was granted additional time to cure the violation; No action taken by board.

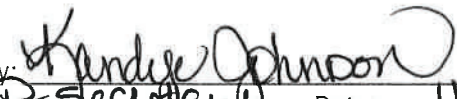
ADJOURN:

G. Allison made a motion to adjourn the Open Session at 7:35 PM. G. Eames seconds the motion, and it carries.

Minutes prepared as written by Kandy Johnson, Vice-President/Secretary Northcrest Ranch POA, Inc.

Approved by:

Position:


VP Secretary Date: 11/12/2024