

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

July 13, 2026 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Charles Mathes
Kandye Johnson – via Teams
Brian Taylor – via Teams

DIRECTORS ABSENT:

Greg Eames

IMC:

Kerrie Stone

OWNERS PRESENT:

13 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.
C. Mathes 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 June 8, 2026, Meeting Minutes. C. Mathes seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed June 2026 Financials, advising there is \$145K in Operating with approx. \$455K in Reserves and CDs. One CD has been moved into TBank. Expenses for the June came in at \$20K, a little under budget.
K. Johnson made a motion to approve June 2026 Financials. C. Mathes seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Basketball Goals have been installed. Painting & striping still needs to be done.

Kiddie area – Mulch will be replaced within the next month.

Gates will be installed at both parks.

Park Signs are being updated.

ACC – 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 – The July 4th Parade was a great success, and we want to thank Michelle Young for putting this together at the last minute. Halloween & Christmas festivities are in the planning stages.

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. Total violations for July were 90, with 40 being closed.

NEW BUSINESS:

Feral Hogs – A member brought the issue of feral hogs and the damage they are creating to parts of the Association to the Board. The Board will review the matter to determine the best course of action.

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Red Light – Is in place and should be active by September.
Violation letters - duplicating or system generating in error

EXECUTIVE SESSION RECAP:

ADJOURN:

K. Johnson made a motion to adjourn the Open Session at 7:43 PM. B. Taylor seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: _____

Position: _____

Date: _____

8/10/26