

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

August 11, 2025 @ 7:00 PM

23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Greg Eames

IMC:

Kerrie Stone

OWNERS PRESENT:

6 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.
C. Mathes made a motion to adopt the agenda. K. Johnson seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

Meeting minutes from July 2025 meeting were not available and will be presented at the September meeting.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed the July 2025 Financials, stating there is \$99,6K in the Operating account, with approximately \$443K in Reserves and CDs. The 2024 Audit draft has been presented and looks good. K. Johnson made a motion to approve July 2025, Financials. C. Mathes seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 1 Park – Non-residents are entering the park and leaving debris behind.
Section 3 Park – A tree fell and damaged the fence. A plan is still in place to paint the Basketball court.

ACC – 15 Applications were received during the month of July.
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.

SOCIAL – Two Fall events are being planned.

DRAINAGE – Drainage efforts have been slow due to summer vacations. Efforts will resume soon.

The removal of the beavers from the detention pond at Saddle Creek is underway. We have learned of a prior beaver issue in Misty Lake that was resolved by property owners.

DEED RESTRICTIONS:

Deed Restrictions, along with ACC Violations, are being consistently enforced.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Cameras at Parks

Request Constables drive through at night

Red Light at Mossy Oaks & Hwy 242 should begin in August

Yellow Striping was done on roads in Section 1

Construction is underway on the gas pipeline to replace a section of pipe running through Sections 2 and 3. Natural gas will not be available for NCR POA.

EZEE Fiber purchased Tachus

PCT 4 or TXDOT mowing along roadway on Hwy 242

Hwy 242 White Vinyl Fencing – TXDOT has approved the Association to install a new fence.

EXECUTIVE SESSION RECAP:

The ACC Committee denied an application and owner requested a Hearing before the Board.

The Board met with the owner, who produced additional documents. B. Taylor made a motion to approve the application. C. Mathes seconds the motion, and it carries, unopposed.

Collections: NCRP45355 and NCRP45173 – K. Johnson made a motion to proceed with Foreclosure on both accounts. C. Mathes seconds the motion, and it carries, unopposed.

Deed Restriction Violations:

NCRP45364 - K. Johnson made a motion to allow owner until 8/31/25 to cure all violations on property or the Board will have the maintenance done at owner's expense. C. Mathes seconds the motion, and it carries, unopposed.

NCRP45413 – K. Johnson made a motion to allow owner until 8/22/25 to cure all violations on property or the Board will have the maintenance done at owner's expense. C. Mathes seconds the motion, and it carries, unopposed.

ADJOURN:

G. Allison made a motion to adjourn the Open Session at 7:56 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: _____

Position: _____ Date: _____