

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

December 8, 2025 @ 7:00 PM
23050 Speed Street, New Caney, TX 77357

DIRECTORS PRESENT:

Glen Allison
Kandy Johnson
Brian Taylor

DIRECTORS ABSENT:

Greg Eames
Charles Mathes

IMC:

Kerrie Stone

OWNERS PRESENT:

3 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. B. Taylor seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

K. Johnson made a motion to approve November 10, 2025, meeting minutes. B. Taylor seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed November 2025 Financials, advising there is \$46K in the Operating account, with approximately \$448K in Reserves and CDs. Expenses for the month were under budget. G. Allison made a motion to approve October 2025, Financials. K. Johnson seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 park – Quotes being obtained for new Basketball Poles as old ones are outdated and need replacement.

ACC – Receipt of ten (10) applications for November and three (3) so far, for December. 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.

LANDSCAPE – The Board is obtaining bids for a new contract.

SOCIAL – Winter Festival – December 13th, from 5 P.M. – 9 P.M.

DRAINAGE – Plans are to begin work by end of 1st Quarter 2026.

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.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Section 1 – Dead tree at entrance
Fire Hydrants within Association
Maintenance of County owned property on Horseshoe Way

EXECUTIVE SESSION RECAP:

NCRP45355 - K. Johnson made a motion to approve DR Fines to account. B. Taylor seconds the motion, and it carries.
NCRP45172- K. Johnson made a motion to approve DR Fines to account. B. Taylor seconds the motion, and it carries.

ADOURN:

B. Taylor made a motion to adjourn the Open Session at 7:47 PM. K. Johnson seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by: Kandy Johnson
Position: VP-Secretary Date: 2/9/2016