

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

MEETING MINUTES OF THE BOARD OF DIRECTORS

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

DIRECTORS PRESENT:

Glen Allison
Charles Mathes
Kandye Johnson
Brian Taylor – via Teams

DIRECTORS ABSENT:

Greg Eames

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 7:04 PM.
K. Johnson made a motion to adopt the agenda. C. Mathes seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

B. Taylor made a motion to approve the August 11, 2025, meeting minutes. K. Johnson seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

B. Taylor reviewed the August 2025 Financials, stating there is \$89,5K in the Operating account, with approximately \$443K in Reserves and CDs. The Association spent \$5K to remove storm-damaged trees at Section 3 park. K. Johnson made a motion to approve August 2025, Financials. C. Mathes seconds the motion, and it carries.

BOARD / COMMITTEE REPORTS:

CAM – Section 3 Park – Storm-damaged trees were removed.

Kiddie Mulch will be replaced at both parks.

ACC – Receipt of four (4) applications for August and three (3) so far, for September.

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 – The Fall Festival is planned for October 25, 2025, at Section 1 Park. The Winter Festival is planned for December 13, 2025.

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

DEED RESTRICTIONS:

Deed Restrictions, along with ACC Violations, are being consistently enforced. New, September violations came in at 49.

NEW BUSINESS:

APPROVALS OUTSIDE OF REGULAR MEETINGS:

PUBLIC QUESTIONS/COMMENTS:

Pothole at HWY 242 & Wild Forest
Redlight
Ezee Fiber – Section 1

EXECUTIVE SESSION RECAP:

Collections: NCRP45610 and NCRP45319 – K. Johnson made a motion to proceed with Foreclosure on both accounts. B. Taylor seconds the motion, and it carries, unopposed.

Deed Restriction Violations:

NCRP45270 - K. Johnson made a motion to allow owner to resubmit an ACC Application vs imposing a fine for their violation. B. Taylor seconds the motion, and it carries.
NCRP46391 – K. Johnson made a motion to begin charging Fines for the uncured violation. B. Taylor second the motion, and it carries.

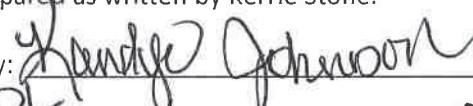
ADJOURN:

K. Johnson made a motion to adjourn the Open Session at 7:30 PM. C. Mathes seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved by:

Position:


VP/Secretary

Date:

10/13/2025