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**MINUTES OF THE DEFFERED
2010 ANNUAL MEETING OF MEMBERS
OF FALL CREEK HOMEOWNERS ASSOCIATION, INC.**

The Deferred 2010 Annual Meeting of Members of Fall Creek Homeowners Association, Inc. was held at 6:30pm on Tuesday, February 22, 2010 at Fall Creek Elementary School, 14435 Mesa Rd., Humble, TX 77433, pursuant to the notice attached hereto as Exhibit "A".

ATTENDANCE:

Directors

Rusty Campbell, President

Managing Agent-PCMI (Planned Community Management, Inc.):

Sarah Hudson, Property Manager (Agent for the Association)

Neighborhood Watch Committee

Charles Huete, Chairman

Social Events Committee

Wendy Crane, Co-Chair

Niki Davis, Treasurer

Fall Creek Flying Fish Swim Team

Keith Rudy, President

Harris County Sherriff's Department

Deputy Tim Moblo

Deputy Mitch Mehring

Fall Creek Onsite Management

Anita Nunez

CALL TO ORDER:

Sarah Hudson called the meeting to order at 6:45 P.M with introductions of the Board of Directors, Agents for the Association (PCMI), Fall Creek Onsite Staff, and the Committees. A quorum was duly constituted with 396 members in attendance or by proxy.

FINANCIAL PRESENTATION:

Sarah Hudson gave the "Financial Presentation" and reviewed the financial overview, attached hereto as Exhibit "B". Ms. Hudson advised the membership that the 2011 base annual maintenance fee rate has been set at \$950.00 and the Neighborhood Fee is \$700.00, reflecting no increase from the 2010 fees.

COMMITTEE REPORTS:

The membership heard general information from the Neighborhood Watch Committee, Social Events Committee, and the Flying Fish Swim Team. All contact information is available on the community website.

DEVELOPMENT UPDATE:

Rusty Campbell with Fall Creek Development provided development updates to the membership. Mr. Campbell reported 128 sales in 2010, up 7 sales over 2009. Fall Creek Development projects 130-150

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sales in 2011. Mr. Campbell reported approximately 4 years of lot sales remaining. Also mentioned is the purchase and construction of 40,000 square feet of retail space at the corner of Wilson Rd. and Beltway 8.

The Fall Creek Information Center will be turned over to the H.O.A. in 2011. Fall Creek Development is currently working plan for an exercise room in the Information Center.

GENERAL DISCUSSION:

The Q&A session was conducted by a comment card process. Each member was provided comment cards and instructed to provide contact information along with their question or concern to be addressed. All questions asked by the members were discussed and answered by the Board of Directors, Developer, PCMI Management, and Harris County Representatives, attached hereto as Exhibit "C".

ADJOURN:

There being no further business a motion was carried to adjourn the Deferred 2010 Annual Meeting at 8:15 P.M.

Secretary