

****DRAFT****

MINUTES OF THE 2011 ANNUAL MEETING OF MEMBERS FALL CREEK HOMEOWNERS ASSOCIATION, INC.

The 2011 Annual Meeting of Members of Fall Creek Homeowners Association, Inc. was held at 7:00pm on Tuesday, December 6, 2011 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

Fred Scibuola, Chairman

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 7:06 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 288 members in attendance or by proxy.

ELECTION OF RESIDENT DIRECTOR:

In accordance with §209.00591 of the Texas Property Code, 120 days after 75% of the lots that may be created have been sold to non-declarant owners, or 10 years if the declaration does not include the number of lots that may be created, at least one-third of board members must be elected by the owners. Fall Creek H.O.A. has reached this point in development, and therefore an election of one (1) resident director was held at the 2011 Annual Meeting of Members.

The candidates up for election to service on the Board of Directors for a one (1) year term until the 2012 Annual Meeting of Members are:

- Sean Carnahan (*not in attendance*)
- Becky DeMarr
- Joshua Edwards
- Fred Scibuola
- John Schoel

PCMI opened the floor for nominations. There were no nominations from the floor, therefore nominations were closed at 7:07 pm. Votes were cast on the official ballot, and the voting was closed at 7:15pm.

The members present, by majority, elected Fred Scibuola as the resident director for the Fall Creek H.O.A. Board of Directors.

****DRAFT****

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 2012 base annual maintenance fee rate has been set at \$950.00 and the Neighborhood Fee is \$700.00, reflecting no increase from the 2011 fees.

COMMITTEE REPORTS:

The membership heard general information from the Neighborhood Watch Committee. 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 116 sales in 2011, slightly lower than the 128 sales reported in 2010.. Fall Creek Development projects 130-150 sales in 2012. Mr. Campbell reported approximately 3 years of lot sales remaining.

Meritage Homes will construct sixty-five 50' lots in Pine Grove Section 27. This section is scheduled to be onboard the latter part of the first quarter.

Ryland Homes will construct forty-nine 50' lots and eighteen 60' lots in Autumn Falls Section 39 in the forth quarter.

Fairway Crossing Section 21 will bring on fifty-one 80' lots. The builder is to be determined.

The Fall Creek Fitness Center is complete and will open prior to the year end.

The Sports Complex is near completion and should open in January 2012.

COMMUNITY UPDATE:

Ms. Hudson recapped the projects and improvements from 2011. The Fall Creek II Lap Pool was replastered. The water features at Fall Creek I received a cleaning and new paint job. Several areas of community wrought iron fencing were cleaned and repainted. The community received new perennial plants at the entry esplanades to each neighborhood in place of seasonal flowers as a cost savings measure.

Ms. Hudson reported that in 2012 the association will replaster the pool at Fall Creek I, and the Fitness Facility will be open for use by residents. Furthermore, WCID 96 will assume the trash collection contract for the district effective March 1, 2012.

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 2011 Annual Meeting at 8:32 P.M.

Secretary