

## **MINUTES OF THE 2012 ANNUAL MEETING OF MEMBERS FALL CREEK HOMEOWNERS ASSOCIATION, INC.**

The 2012 Annual Meeting of Members of Fall Creek Homeowners Association, Inc. was held at 7:00pm on Tuesday, December 4, 2012 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)

Joe Ristuccia, Senior Property Manager

#### **Neighborhood Watch Committee**

Roy McDonald, 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 7:01 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 283 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 2012 Annual Meeting of Members.

The candidates up for election to service on the Board of Directors for a one (1) year term until the 2013 Annual Meeting of Members are:

- Fred Scibuola

PCMI opened the floor for nominations. There were no nominations from the floor, therefore nominations were closed at 7:07 pm. In lieu of casting ballots, a vote was called to vote in the candidate by acclamation. The vote carried without opposition, thereby electing Fred Scibuola as the resident director for the Fall Creek H.O.A. Board of Directors.

### **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 2013 base annual maintenance fee rate has been set at \$950.00 and the Neighborhood Fee is \$700.00, reflecting no increase from the 2012 fees.

**COMMITTEE REPORTS:**

The membership heard general information from the Roy McDonald with 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 161 sales through November 2012 compared to 131 total sales in 2011. Fall Creek Development projects 150 sales in 2013. Mr. Campbell reported approximately 2 years of lot sales remaining.

Autumn Falls (Section 39) was developed in 2012 consisting of forty-nine 50' lots and eighteen 60' lots for Ryland Homes and Westin Homes.

Fairway Crossing (Section 21) was developed in 2012 consisting of fifty-one 80' lots for Taylor Morrison Homes.

**COMMUNITY UPDATE:**

Ms. Hudson recapped the projects and improvements from 2012. WCID 96 announced their grand opening for the Sports Complex. WCID 96 also assumed the trash collection contract for the respective district. Fall Creek also introduced the grand opening of the Fitness Center located at the Information Center on Mesa Rd. The Fall Creek I Resort Pool was replastered. A new playground was built at the Enclave park and pool (Fall Creek II). The tennis courts were resurfaced and received trash can and bench additions. The Information Center received new landscape enhancements around the pool and entrance.

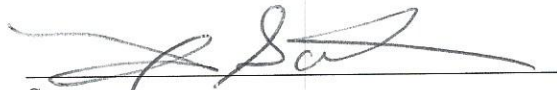
Ms. Hudson reported that in 2013 the association will continue landscape enhancements along Wilson Road with the addition of several trees. An outdoor restroom/pavilion is in the design phase which will be located near the tennis courts and park. The board also anticipates to build more walking trails around East Lake in and add a recreation park in East Fall Creek.

**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.

**ADJOURN:**

There being no further business a motion was carried to adjourn the 2011 Annual Meeting at 8:39 P.M.

  
Secretary