

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS AMENDED MEETING MINUTES
November 17, 2015

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, November 17, 2015 at 5:30 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to notice attached, hereto as Exhibit "A".

Board Members Present

Matt Carpenter, President
Jennifer Grillo – Vice President
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer

Management Present

PCMI – Peter Freedman

OPEN SESSION

I. CONFIRM QUORUM

- i. Matt Carpenter called the Open Session to order at 7:00pm.

II. ADOPT AGENDA

- i. With a motion by Matt Carpenter, and second by Stephen Kradjian, the agenda was adopted unanimously.

III. HOMEOWNER CONCERNS / REQUEST

- i. Gate issues/Concerns
- ii. Trees around Fairway- Redstone/Cole Point
- iii. Park that is dog friendly

IV. COMMITTEE REPORTS

- i. Website – No report

- ii. Tennis Committee – The Committee reported on meeting with Sandra from McKenna Construction regarding proposed items being power washing of courts at \$650, installing a bike rack at courts for \$965 replacing the bottom rail on fencing for \$3,382. Board tabled other proposed expenditures.
 - a). Motion – Stephen Kradjian
 - b). Second – Jonathan Jones
 - 1). Unanimous approvalCommittee recommended to the Board no tennis coaches with only 4 courts.

Board agreed to leave coaching situation as it has been until they have more time to consider other options. Jennifer suggested hiring Kas Kramer with Risher Companies to manage tennis courts as she does at the Fall Creek Sports Complex. Matt agreed that this was an option that should be considered. Committee turned over binder to the Board, with all confidential information acquired by committee during coach interviews.

- iii. Social Events Committee – Jennifer Grillo reported the next scheduled event will be Breakfast with Santa, December 12th. Looking for volunteers.

On November 11th the SEC had a meeting at Michael's Wine Bar to invite new potential members for 2016 And received poor attendance. A comment was made by a resident to announce at the annual meeting that is in need of new volunteers for 2016 for successful events to continue in the community.

iv. Crime Watch Committee – Wilson Orr, Committee Chair reported on crime statistics” Only 1 break-in over the past 9 months”. Wilson said he was going to reach out to home sale type websites to report crime stats based on stats only inside the FC community and not based on the zip code. He also reported that the approved crime watch signs are being made and to be installed soon.

v. Landscape Committee – No committee member present to report. More volunteers are needed for YOTS during the Christmas Season. Board read over Landscape proposals from Shooter & Lindsay.

Board motioned to approve November 5th proposal from S&L to install decomposed granite at FWC roundabout.

a). Motion – Jennifer Grillo

b). Second - Stephen Kradjian

1). Unanimous approval

Board motioned to approve S&L to remove 356 Stakes throughout the community for \$1,926

a). Motion – Matt Carpenter

b). Second – Stephen Kradjian

1). Unanimous approval

Board discussed parks drainage proposal. Board requested two more bids on park drainage from PCMI.

vi. Pool Committee- Jonathan reported that a meeting was held by the committee and that it was agreed upon to distribute the work and tasks more evenly between the members .

V. SECRETARY REPORT

i. Board of Directors Meeting Minutes – The Board motioned to approve September and October meeting minutes as presented.

a). Motion – Jonathan Jones

b). Second - Stephen Kradjian

1). Unanimous approval

VI. TREASURER’S REPORT

i. Stephen reported that a letter was received from the auditors informing the Board that they would no longer provide their services, but the letter did not disclose why they are discontinuing to work with Fall Creek. The Board tried to find out why, but nothing was ever determined or disclosed. Stephen also made comment that during the time that the auditors rendered service they did good work. Since then Stephen has contacted different auditors to work with Fall Creek and he feels he is close to securing a new auditor.

VII. MANAGEMENT REPORT

i. Management report was presented.

VIII. PRIOR BUSINESS

i. The Board will discuss a cost sharing arrangement with the commercial owners to cut more are along the commercial areas along Beltway 8.

ii. The Board reviewed proposal for French drains to remove standing water by Shooter & Lindsay and asked management to get two more bids.

iii. Motion to adopt pressure washing proposal for Serrano Creek at \$600 and for \$550 for FWC

a). Motion – Matt Carpenter

b). Second – Stephen Kradjian

1). Unanimous approval

- iv. Matt will advise Evie to add 4 names to website to rename Information Center and a community vote will be held later.
- v. PCMI reported the new Fitness Center sign was ordered and should be installed soon.
- vi. PCMI reported that Johnson Development has authorized sign company to remove outdated builder directional signs in community
- vii. Anita Nunez was tasked with contacting Yuda of Fence Crete in San Antonio to request better understanding of proposal to the Wilson Rd precast amount of \$4,947.47 and to determine location of work.
- viii. FWC gate was removed to repair gate damage and reinstalled back on site.
- ix. It was determined by ICS that the problem occurring with gate remotes at FWC was due to a failed receiver and replaced next day after determination of source.
- x. The gate database and operating system is in the process of being moved to the Information Center from PCMI. Board motioned to create gate committee which will include Serrano Creek and Fairway Crossing community access gates.
 - a). Motion – Matt Carpenter
 - b). Second – Stephen Kradjian
 - 1). Unanimous approval

IX. NEW BUSINESS

- i. Board announced they were granted control of Fall Creek Foundation.
- ii. The reserve study 2015 update with Variance explanation is to be posted on web-site. A Owner stated that someone contacted Reserve Advisors and was told no one had contacted them from Fall Creek HOA to do a reserve Study. Response per Stephen Kradjian: No Resident, no one, should be contacting our vendors outside the Board and that information was incorrect.
- iii. Stephen motions to adopt 2016 Budget to the Fall Creek community.
 - a). Motion – Stephen Kradjian
 - b). Second – Matt Carpenter
 - 1). Unanimous approval
- i. Date is secure for annual HOA meeting, December 9th starting at 6:30pm for sign in.
Per the annual meeting, only absentee ballot or vote in person will be accepted. No proxys will be submitted.
Board motions to hire Judge David Patronella to oversee the annual election at \$550 for two hours and \$250 thereafter, adopt the ballot, and annual meeting agenda.
 - a). Motion – Matt Carpenter
 - b). Second – Stephen Kradjian
 - 1). Unanimous approval
- ii. After an informal public vote of the owners in attendance the Board motioned to adopt the name, Magnolia Falls for the section east of Fall Creek Preserve.
 - a). Motion – Matt Carpenter
 - b). Second – Stephen Kradjian
 - 1). Unanimous approval
- iii. Motion to accept the agreement for the services of Lone Star Animal Recovery to address the issue of stray dogs.
 - a). Motion – Matt Carpenter
 - b). Second – Stephen Kradjian
 - 1). Unanimous approval

- iv. Jennifer is to count # of signatures on No Over Night Commercial Parking petition and figure if we already have 25% as of now, or if not then request additional signatures at the annual meeting.
- v. Board motioned to accept Mc Kenna proposal to paint breezeway floor, shade structure floor, and gates at entrance for \$2,400 & \$1,350
 - a). Motion – Matt Carpenter
 - b). Second – Stephen Kradjian
 - 1). Unanimous approval
- vi. Board motioned to accept McKenna proposal to paint the Information Center and reroof and paint the Pump Room building for \$5,800 & \$9,675
 - a). Motion – Jonathan
 - b). Second - Stephen
 - 1). Unanimous app
- x. Matt explained exclusive use easement granted for first 48 homes in Fairway Crossing. An attorney was engaged to provide pro's and con's for the Boards consideration. Matt read 3 pro's and 3 con's given by the attorney. Attorney recommended Board Do Not deed to homeowners. An informal vote was tied 2-2 resulting in no motion. This will need to be resolved when the 5th Director is present to vote. Tabled.

X. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Matt Carpenter at 10:20 P.M.

Jonathan Jones, Secretary