

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 7, 2015**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, March 10, 2015 at 6:30pm 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  
Charles Huete, Assistant Secretary / Treasurer

**Board Members Absent**

**Guests in Attendance**

*See attached sign-in register*

**PCMI**

Sarah Hudson  
Robin Gard  
Kelly Reznicek

**I. CALL TO ORDER:**

A quorum was established and Matt Carpenter called the meeting to order at 6:04 p.m.

**II. ADOPT AGENDA**

The agenda was adopted unanimously with a motion from Matt Carpenter and second by Jennifer Grillo.

**III. HOMEOWNER CONCERNS / REQUESTS**

1. The board heard various questions and topics of concern
  - i. Concerns regarding neighborhood burglaries
  - ii. Requests for additional security / patrol
  - iii. Standing water at Cole Point
  - iv. Cameras to monitor community entry

**IV. SECRETARY REPORT - APPROVAL OF MINUTES:**

1. MARCH 10, 2015 BOARD OF DIRECTORS MEETING MINUTES

- i. The board reviewed a draft of the meeting minutes from the March 10, 2015 Board of Directors Meeting.
    - a) Motion – Jonathan Jones
    - b) Second – Charles Huete
- (1) Unanimous approval

*RESOLVED, the board approved the March 10, 2015 Board of Directors Meeting Minutes as presented*

**V. TREASURER REPORT – FINANCIAL REPORT**

1. The board received the financial report for March 2015.
2. Current assets were reported as \$3,851,249.72 with \$3,526,556.48 held in operating and investment accounts, \$324,693.24 held in the reserve fund.
3. Fall Creek HOA Total YTD Income was reported at \$2,115,647.42.
4. Fall Creek HOA Total YTD expenses were reported at \$293,473.31.
5. Fairway Crossing Income Total YTD was reported at \$82,180.40.
6. Fairway Crossing Total YTD expenses was reported at \$4,911.40.
7. Serrano Creek Income Total YTD was reported at \$46,424.00.
8. Serrano Creek Total YTD expenses were reported at \$1,560.33.
9. Current assets for Fall Creek Foundation were reported at \$244,982.47 with YTD income at \$37801.50.

**VI. MANAGEMENT REPORT**

1. The board received the Management Report for March 2015.

**VII. COMMITTEE UPDATES.**

1. SOCIAL EVENTS COMMITTEE

- i. The committee suggested a Wine Tasting Event. The Board would consider with appropriate insurance coverage. PCMI is seeking legal liability for the Association.
- ii. The committee confirmed the Music in May event scheduled for each Friday in May.
- iii. The Garage Sale committee confirmed the scheduled date of April 18<sup>th</sup>.

2. NEIGHBORHOOD WATCH COMMITTEE

- i. Crime Watch Committee met March 11<sup>th</sup> and April 1<sup>st</sup> to interview security patrol. The committee provided recommendations for additional patrol to be reviewed in Executive Session by the Board.

3. POOL COMMITTEE

- i. The pool committee presented report and recommendations that will be reviewed by Board of Directors in prior business.

4. COMMITTEE ESTABLISHMENTS

- i. The Website Committee presented a proposal for re-design and hosting to be reviewed in new business by the board.

**VIII. PRIOR BUSINESS**

1. Proposals / Contract Renewals

- i. 2014 Final Audit - The board requested PCMI follow up with auditor for final 2014 Audit.
- ii. Fence Repairs -- Easement -- The Board requested additional proposals to determine cost effectiveness.
- iii. The board reviewed outstanding irrigation repairs for the community and approved to move forward with all outstanding irrigation repairs. Future irrigation repairs will be presented monthly in a formal report to be reviewed by the board.

2. 2012 / 2013 Draft Audit Reports -- PCMI was requested to follow up on any remaining questions to close out audit.

3. Pool Business -

- i. Maintenance / Furniture / Access / Rules -- purchase of a pool Access ID System and tables chairs for the pool.
  - a). Motion -- Matt Carpenter
  - b). Second -- Stephen Kradjian
  - (1). Unanimous approval

**RESOLVED**, the board approved the purchases with total expenditures of \$95,000

**IX. NEW BUSINESS**

1. The board ratified in accordance with unanimous written consent in lieu of meeting to appoint Matt Carpenter and Jennifer Grillo as members to Litigation Committee.
2. McKenna Contracting -- The board discussed the option of hiring a porter vs. general contractor for future community repairs.
3. Repairs and Maintenance -- Expenditure Policy -- The board deferred the decision to adopt an expenditure Policy for repairs and maintenance until further notice.
4. Tennis Classes -- A presentation was given to introduce tennis lessons exclusive to residents. The board requested written proposal for consideration.
5. Crepe Myrtle Re-location -- The board requested that PCMI obtain a proposal from BIO Landscape to re-locate the crepe myrtles at pool #2.

A motion was made by Matt Carpenter and second by Stephen Kradjian to enter executive session at 10:08 pm. Upon adjourning from executive session at 11:27 p.m. the board reported the following items which were decided or resolved during executive session.

**X. ONSITE STAFFING RESPONSIBILITIES**

The board tabled review of the onsite staffing responsibilities until the next scheduled board meeting.

**XI. MAINTENANCE FEE / COLLECTION STATUS REPORT**

The board reviewed the delinquency report and attorney status report and requested that PCMI move forward with collections to file lawsuit.

**XII. DEED RESTRICTION VIOLATION REPORT**

The board reviewed the compliance report as presented by PCMI.

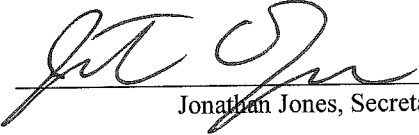
**XIII. ADDITIONAL PATROL - LITIGATION COMMITTEE**

In partnering with WCID 96 and MUD 49 to minimize Association costs, the board will request to be placed on the June 1<sup>st</sup> agenda with the County Commissioners Court to provide (2) Harris County Sheriff's Officers to amend their contract. In interim, the board approved security through On-site Protection for (2) patrol cars and a total of (48) hours.

**ADJOURNMENT:**

The next scheduled Board Meeting is to be held on Tuesday, May 12, 2015 at 6:00pm at the Fall Creek Information Center located at 7930 Fall Creek Bend Humble, Texas 77396.

There being no further business to discuss, the meeting was adjourned at 11:27 p.m.

  
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Jonathan Jones, Secretary