

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 12, 2016

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, April 12, 2016 at 5:30 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

Matt Carpenter, President
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer
Hunter Montgomery, Assistant Treasurer

Management Present

Spectrum - Tammy McMillan, Community Manager
Spectrum - Anita Nunez, Assistant Property Manager

EXECUTIVE SESSION

CALL TO ORDER:

A quorum was established and Tammy McMillan called the Executive Session to order at 5:50 p.m. and reconvened after the Open Meeting due to time limitations at 8:51 p.m.

Maintenance Fee Collection / Status Report: Tammy McMillan reported that 7% of Homeowners have not paid 2016 assessments. Mr. Kradjian wanted clarification and further review of the receivables.

An invoice from RMWBH for \$720.00 for a records request from a Fall Creek Homeowner was presented to the Board for approval and consideration of charging the Homeowners account.

Stephen Kradjian made a motion to waive the charges on a Homeowners account for a records request invoice and to notify the Homeowner of the Board's decision.

Motioned – Stephen Kradjian
Second – Hunter Montgomery
Motion passed

RESOLVED, the Board approved waiving the charges for a records request invoice on a Homeowner account.

Deed Restriction Violation Report/Homeowner Issues: The Board reviewed the March deed restriction report and noted concerns. Tammy McMillan will report concerns to Site Manager for future violations. The Board asked for the top 15 violations to be put on the website and in the newsletter.

Lifestyle Director Contract Reviewed: Board requested a review of the scope of work and events in the current contract to be sure the contract is meeting expectations.

Fall Creek foreclosure: The Board discussed the HOA foreclosure and the status of renting or selling the property. The Board would like RMWBH to provide an opinion to know if it is possible to sell the property.

The Board directed CM to maintain the time period of 5:30 p.m. to 6:30 p.m. for Executive Session for future meetings.

There being no other business, a motion was made, seconded and approved to adjourn. The executive session meeting adjourned at 9:40 p.m.

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OPEN SESSION

CONFIRM QUORUM

Matt Carpenter called the Open Session to order at 6:08 p.m.

HOMEOWNER CONCERNS / REQUESTS:

President Matt Carpenter recognized and welcomed a consultant for Texas Representative John Culberson's who was in attendance to listen to discussions regarding the proposed Affordable Housing Project next to Fall Creek. A lengthy discussion regarding the project ensued. Several points were raised;

- President Carpenter reported that approximately 80 area residents were present for the recent annexation meeting downtown to oppose the development. The application has inconsistencies and there was a failure to properly notice required officials and more that need to be given attention. Congressman Gene Green is sending a letter of opposition in addition to an HISD Superintendent
- Stephen Kradjian stated those present at the hearing raised issues with the lack of transparency and the lack of public transportation, sidewalks for pedestrian traffic and the lack of health care available in the immediate area.
- Mr. Montgomery feels the hearing had a positive influence and the issues raised cannot be ignored.

Other concerns raised;

- What options have been considered to invest the Associations reserve funds. The Board has considered various investment options but due to inflation the returns are not optimal.
- Request for additional speed limit signs and to ask Deputies to be more aggressive in stopping speeders.
- Homeowners asked how to join Nextdoor.com.

COMMITTEE REPORTS:

P133 – The online petition was created but the P133 Committee would like to delay the announcement of the petition at this time until further notice but prior to going in front of the Public Commissioner.

Website – Updates are provided to Webmaster regularly. Transition content from PCMI to Spectrum is mostly complete but there may be additional forms that will be revised.

Tennis Committee – CM asked Risher & Co. to provide a proposal for Administration of the Tennis Courts but needs a more defined scope of work. Jerrod Lee with Risher and Co. suggested using appointmentsplus.com for the reservations system which is used at another large scale community where they provide tennis court administration. The Tennis Committee prefers to utilize a reservation system that works specifically for Tennis rather than Salon Plus. The Board directed CM to work further to provide a scope of work in order to obtain proposals.

Challenges – Non Resident Coaches requesting access fobs and possible implementation of Use Agreement for Coaching.

Social Events Committee – The Bunny Run was a success. The Music in May acts have been confirmed.

Crime Watch Committee – Wilson Orr, Committee Chair reported on crime statistics. The Crime Watch reports on the website may present a liability and have been removed until such time as a legal review can be complete.

- Theft of motor vehicles have been increasing. The Board would like to consider adding some additional night sweeps with increased presence and visibility of Sheriff's vehicles in an attempt to deter theft. The Board would like CM to obtain a proposal to increase presence by deploying more coverage.
- The Block Party is slated for April 23rd and is advertised on the website and will be advertised on the LED Board.
- There are three new Block Captains
- Educating the neighborhood is key to reducing criminal activity

Landscape Committee – Mr. Carpenter who rode with Shooter and Lindsay to view the commercial frontage where the impending City of Houston expansion project will take place. The Pine Trees will be removed and they propose to replace 6" caliper trees with 2 or 3.

The Committee reported;

- the Summer color change will be complete by the end of May.
- Want to install a large Oak at the entrance off of Mesa near Roses and planting smaller trees in the same area.
- The Committee would like to focus on the Adopt-A-Bench program and garnering support. CM asked the Committee to provide a map where they wish to install the benches. CM will support the project and arrange to have Webmaster put on fallcreeklife.com and in newsletter.
- CM needs to provide Committee with the amounts the Board approved to contribute to the project from HOA funds.
- The developer of the Assisted Living facility near CVS cut down trees in the rear of the development that were to remain. CM will contact Johnson Development for information.

Pool Committee- Jonathan Jones provided updates on the status of projects on behalf of the committee. The Pool Committee drafted new Policies and Rules for Board approval.

Stephen Kradjian motioned to approve the draft of the Pool Rules.

Motion – Stephen Kradjian

Second – Hunter Montgomery

Unanimous approval

Gate Committee –The safety and ground loops and 911 access devices are in place and working. CM has scheduled a meeting with the Committee to review and address concerns on April 26, 2016 and will provide report to Board in May meeting.

There are issues from the Shell Houston Open that caused major issues at Fairway Crossing entry gates. Mr. Carpenter will consult with Steve Tims with SHO and discuss some issues such as;

- Deputies not aware of the traffic flow in advance
- Deputies not aware of the protocol relating to the Fall Creek decals
- The necessity for additional coverage at the gated areas of the community
- Traffic routes need to be provided in advance

SECRETARY REPORT: Minutes were reviewed prior to meeting from February and March meetings.

Secretary Jonathan Jones motioned to approve the February 9, 2016 Amended Meeting Minutes.

Motion- Jonathan Jones

Second-Stephen Kradjian

Unanimous approval

Secretary Jonathan Jones motioned to approve the March 8, 2016 Amended Meeting Minutes.

Motion- Jonathan Jones
Second-Stephen Kradjian
Unanimous approval

TREASURER'S REPORT: Treasurer Stephen Kradjian reported there may be transition issues with the March Financials so he is unable to provide a comprehensive report.

PRIOR BUSINESS: CM presented bids for drainage issue at Playground at Pool 1. The Board rejected proposals provided by CM and wants McKenna Construction to investigate issue and provide determination. Board also wants to include Spencer Landscaping in the bid process.

FenceCrete inspection scheduled for April 21, 2016.

2015 Resolutions – Tabled until RMWBH can review.

NEW BUSINESS: CM requests Board approval for support staff for 16 hours per week for the access conversion beginning in May through August. Mr. Kradjian mentioned an 18% increase in staff or 2% annually. The Board discussed the request and a motion was made to approve support staff temporarily.

A motion was made by Stephen Kradjian to approve support staff for access conversion.

Motion – Stephen Kradjian
Second – Jonathan Jones
Unanimous approval

RESOLVED, the Board approved temporary support staff for access conversion.

The Tennis Committee asked the Board to reconsider approving the Men's League.

After discussion, Matt Carpenter motioned to approve the Men's League conditionally on Tuesdays and Thursdays to begin at 7:00 p.m.

Motion – Matt Carpenter
Second – Jonathan Jones
Stephen Kradjian opposed. Motion Passed.

RESOLVED, the Board approved the Men's League with conditions.

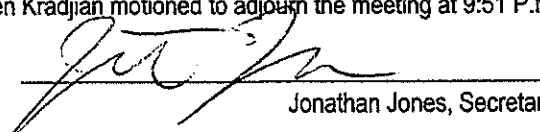
By Board majority, the decision was reached to offer the warranty deed to property owners adjacent to the easement in Section 21. RMWBH provided a draft for Board approval. CM would like to know the status of the Board review of the draft. Mr. Carpenter reported the plat has been recorded so there should be no issue. A transmittal letter needs to be drafted to be sent with the warranty deeds.

Amberwood HOA would like the Fall Creek HOA to erect a privacy fence along the pipeline and rear of the property. After the Board reviewed the map of the Amberwood HOA and discussed the proposals provided by Mr. Hughes, the Board declined to erect the fence. The Board is not opposed to Amberwood HOA erecting the fence at their expense with prior Architectural approval.

NEXT PROPOSED MEETING DATE – May 10, 2016

ADJOURNMENT

With no further business to discuss, Stephen Kradjian motioned to adjourn the meeting at 9:51 P.M.


Jonathan Jones, Secretary