

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
SECOND AMENDMENT OF 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
 - v. Homeowner presented concerns regarding Section 21

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 18th.

2. NEIGHBORHOOD WATCH COMMITTEE

- i. Crime Watch Committee met March 11th and April 1st 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.

5. LANDSCAPE COMMITTEE

No Report

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, replacement pool furniture, and additional pool repairs as recommended by the Pool Committee and Pool Services Contractors.

chairs for the pool.

- a). Motion – Matt Carpenter
- b). Second – Stephen Kradjian
- (1). Unanimous approval

RESOLVED, the board approved the purchase of a pool access ID system, pool replacement furniture and additional pool repairs 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 1st 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.



Jonathan Jones, Secretary