

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS AMENDED MEETING MINUTES
June 9, 2015

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, June 9, 2015 at 6:00pm 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

Robin Gard
Peter Freedman

I. CALL TO ORDER:

A quorum was established and Board President, Matt Carpenter called the meeting to order at 6:00 p.m.

II. ADOPT AGENDA

The agenda was adopted unanimously with a motion from Matt Carpenter and second by Charles Huete.

III. HOMEOWNER CONCERNS / REQUESTS

1. The board heard various questions and topics of concern
 - i. Homeowners of Section 21, Fairway Crossing
 - ii. Homeowners discussed options for private swim lessons.
 - iii. A homeowner requested information regarding private tennis court lessons
 - iv. A homeowner requested adult fitness classes.
 - v. Homeowners had questions about when the audit will be finished.

IV. SECRETARY REPORT - APPROVAL OF MINUTES:

1. MAY 12, 2015 BOARD OF DIRECTORS MEETING MINUTES

- i. The board reviewed a draft of the meeting minutes from the May 12, 2015, Board of Directors Meeting.
 - a) Motion – Charles Huete
 - b) Seconded – Jonathan Jones(1) Unanimous approval

RESOLVED, the board approved the May 12, 2015 Board of Directors Meeting Minutes as written.

V. TREASURER REPORT – FINANCIAL REPORT

1. The board received the financial report for May 2015.
2. Current assets were reported as \$3,545,747.56 with \$3,220,981.58 held in operating and investment accounts, \$324,765.98 held in the reserve fund.
3. Fall Creek HOA Total YTD Income was reported at \$2,267,431.22.
4. Fall Creek HOA Total YTD expenses were reported at \$750,891.63.
5. Fairway Crossing Income Total YTD was reported at \$87,780.40.
6. Fairway Crossing Total YTD expenses were reported at \$9,299.03.
7. Serrano Creek Income Total YTD was reported at \$49,628.80.
8. Serrano Creek Total YTD expenses were reported at \$63,142.50
9. Current assets for Fall Creek Foundation were reported at \$265,262.13 with YTD income at \$58,717.13.

VI. MANAGEMENT REPORT

1. The board received the Management Report for May 2015. Robin Gard, Property Manager, gave an update on the 2012-2013 final audit.

VII. COMMITTEE UPDATES.

1. SOCIAL EVENTS COMMITTEE

- i. Jennifer Grillo gave an update on the success of the Music in May event.
- ii. The Committee confirmed the Wine Tasting Event has been scheduled off-site. Details will be posted to the website.
- iii. The Committee requested a donation from the Foundation of \$5000 for Fireworks on the Fairway to be held on July 3rd.
 - a) Motion – Charles Huete
 - b) Seconded – Matt Carpenter
 - 1). Unanimous approval

RESOLVED, The motion from the HOA Board of June 9, 2015 to petition the Foundation Board for a donation of \$5,000.00 to be a co-sponsor of Fireworks on the Fairway scheduled on July 3, 2015 at GCOH and free to all Fall Creek residents was approved by the Foundation Board on June 18, 2015.

2. POOL COMMITTEE

- iv. It was proposed that Pool 2 be made available for private lessons during Swim at Your Own Risk hours, from noon to 4pm. It was determined that all lessons would have to be registered with the Association and instructor would provide no less than \$1M general liability insurance policy prior to classes being scheduled. Swim guidelines will be established.
 - a). Motion - Jonathan Jones
 - b). Seconded – Charles Huete
 - 1). Board consent, Jennifer Grillo opposed

RESOLVED, the board approved private swim lessons during Swim at Your Own Risk session provided the instructor carries verifiable \$1M general liability insurance to the HOA for approval and registers all swimmers.

3. WEBSITE COMMITTEE

- v. PCMI confirmed the approval of the Website Maintenance Agreement submitted by Evanthia Granville. The Agreement was approved with exceptions to Additional Services #6-Services Authorized. The Board agreed to 5A-Maintenance only, however items 5B through 5E were not approved.
- vi. PCMI will confirm what documents Ms. Granville is ready to post to the website and coordinate delivery.

4. LANDSCAPE COMMITTEE

- i. As the Committee was given approval up to \$2,000 for future improvements to be considered without Board approval the Committee reported several improvements are being considered.
- ii. It was agreed that the Committee would coordinate the replacement of the tree that was removed on Mesa as a result of the brick wall damage. Shooter & Lindsey will purchase the tree recommended and the owner will reimburse the Association once an invoice is submitted
- iii. PCMI offered assistance with Yard of the Month / Season and would be happy to share candidates from the inspection with the Committee and Board for consideration.

VIII. PRIOR BUSINESS

1. Proposals / Contract Renewals

- i. PCMI offered (3) AV Equipment proposals for consideration. Jonathan Jones will review all proposals and contact vendors if further information is needed.
- ii. PCMI offered a proposal for a Fairway Crossing Pedestrian Gate Closer which was approved by the Board.

- ii. Shooter & Lindsey-Drain Solutions @ Redstone Bend at Fairway Crossing – A proposal submitted by Tom Mathis of Shooter & Lindsey was approved in the amount of \$3,274.97 to address the standing water on the north side of Redstone Bend at Fairway Crossing.
- iv. Cypress Concepts submitted an invoice of \$1,125.00 for street cleaning in the gated sections that was approved by the Board.
 - a). Motion – Charles Huete
 - b). Second – Matt Carpenter
 - 1). Unanimous approval

RESOLVED, the Board approved an invoice submitted by Cypress Concepts in the amount of \$1,125 for street cleaning in the gated sections.

- 2. 2012-2013 Final Audits

PCMI submitted the final audits to the Board. Final approval was obtained and will be forwarded to CRI. The Board requested that PCMI contact CRI to begin the 2014 audit.
- 3. Redstone View Drive –
 - a). Access and Utility Easement – Matt Carpenter suggested access and utility easement for Redstone View.
 - b). Geotechnical Engineering Proposal – Matt Carpenter suggested that the Board approve the engineering proposal and noted that the costs associated with this engineering effort was being paid for by the developers of East Fall Creek and HCWCID 96. Matt Carpenter offered a motion to grant the easement and execute an engineer’s proposal.
 - a). Motion – Matt Carpenter
 - b). Seconded – Charles Huete
 - 1). Unanimous approval

RESOLVED, the board approved the decision to grant easement and execute engineers proposal.
- 4. Fall Creek Section 21-

The topic of Section 21 was deferred to Executive Session.
- 5. Pool Business –
 - a). The Lifeguard Store – the additional vests and life vest rack were delivered to the Information Center.
 - b). Pool Snack Vending – Anita Nunez confirmed that Golden Age Vending has been contracted to supply snacks at the pool. New machines are being delivered and stocked regularly.
 - c). Pool #2 Repairs – hot tub heater and pool pump replacement- The Board approved the replacement of the hot tub heater and pool pump for pool #2.

IX. NEW BUSINESS

- 1. The board ratified with unanimous written consent to allow for the removal of the tree damaging the brick wall at Mesa Road.
 - a). Motion – Charles Huete
 - b). Seconded – Matt Carpenter
 - 1). Unanimous approval.

RESOLVED, the Board approved the removal of the tree on Mesa Road damaging the brick wall.
- 2. Proposals / Contract Renewals
 - i. Cypress Concepts - The Board approved the proposal submitted by Cypress Concepts in the amount of \$3,250.00, with the exclusion of part 2-pressure wash pool and substitute Information Center for the pool. It was suggested that Anita Nunez contact vendor to offer (3) year contract with the request for a 10% discount.
 - ii. Fence Crete America – PCMI reached out to Fence Crete America to repair the brick wall damaged by the tree on Mesa. Matt Carpenter will assist with contacting Fence Crete.
 - iii. Repairs & Maintenance Expenditures – deferred to later discussion
 - iv. Fencing & Gate Concern / Trespass Signs – It was requested that PCMI order (3) No Trespassing Signs.
- 3. Serrano Creek Pedestrian Gate – PCMI will obtain bids to have the pedestrian gate repaired.
- 4. Deputy for School Traffic- Board approved at May 12, 2015 Homeowners Meeting (1) HCSO office to assist with the flow of traffic at Redstone Bend. It was also confirmed that the PTO would assist in absorbing partial cost for the patrol

5. Information Center Rental – The Board requested that Anita Nunez and PCMI work together to provide information required to rental the Information Center for meetings and /or resident sponsored functions.
6. Cube Smart – Storage Update – PCMI announced that all Fall Creek HOA and Foundation documents have been transferred to Cube Smart from Veritrust. PCMI will credit the June invoice in the amount of \$690.00 for storage fees charged in error for the months of April and May 2015.
7. The Board approved a homeowner to contact the Landscape Committee with size and type of tree between the street and sidewalk and based on price, the Committee can approve the relocation. If the homeowner choses to relocate the tree on their own property, homeowner will pay for the cost of relocation. The relocation will still require ARC approval. If relocated to common area, the Association will assume the cost of relocation.
 - a). Motion - Jennifer Grillo
 - b). Second – Charles Huete
 - 1). Unanimous approval

RESOLVED, *the Board approved relocation of trees between the street and sidewalk with cost to be the responsibility of the homeowner if the tree is to be relocated upon the owners property. If the tree is relocated on common area, the Associate will absurd the cost.*

8. The Board approved a motion to initiate a 2015 reserve Study through Reserve Advisors
 - a). Motion – Stephen Kradjian
 - b). Second – Charles Huete
 - 1). Unanimous approval

RESOLVED, *the Board approved the motion of a 2015 Reserve Study with Reserve Advisors.*

EXECUTIVE SESSION:

A motion was made by Matt Carpenter and second by Jennifer Grillo to enter executive session at 10:45 p.m. Upon adjourning from executive session at 11:30 p.m. the board reported the following items which were decided or resolved during executive session.

X. MAINTENANCE FEE / COLLECTION STATUS REPORT

The board reviewed the delinquency report and attorney status report submitted by PCMI. There were no further actions taken.

XI. DEED RESTRICTION VIOLATION REPORT

The board reviewed the compliance report as presented by PCMI.

XII. SECTION 21 DISCUSSION:

A motion was made for the Board to consult with real estate attorney regarding the liability of re-patting the Reserve property at issue to include recreational use.

- a). Motion: Charles Huete
- b). Seconded: Matt Carpenter
 - 1). Opposed: Jonathan Jones

RESOLVED, the Board approved the consultation of a real estate attorney for the purposes of gaining information regarding the re-plat of Section 21, not to exceed \$5,000.00

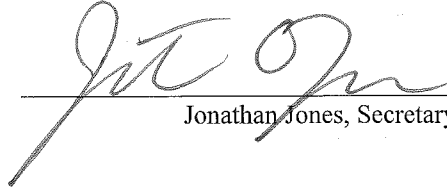
XIII. SET DATE / TIME NEXT BOARD MEETING

Board of Directors Meeting – Tuesday, July 14, 2015 @ 6:00 pm

ADJOURNMENT:

The next scheduled Board Meeting is to be held on Tuesday, July 14, 2015, 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 11:30 p.m.



Jonathan Jones, Secretary