

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
December 18, 2014

In accordance with Article III Section B(1) of the Association By-Laws, an Organizational Meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Thursday, December 18, 2014 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
Jennifer Grillo
Charles Huete
Jonathan Jones
Stephen Kradjian

PCMI

Sarah Hudson

I. CALL TO ORDER:

A quorum was established and Stephen Kradjian called the meeting to order at 6:30 p.m.

II. ADOPT AGENDA

Stephen requested to add an item to the agenda to discuss a possible by-law amendment that addressed remaining terms for any vacant positions due to resignation, death, or removal. This item would go before the term selection. He also requested to add the discussion of the results letter prepared by the auditor, CRI. The changes were adopted unanimously with a motion from Jennifer Grillo and second by Charles Huete.

III. POSITIONS REMAINING TERM FOR VACANCY

1. A proposal was presented to amend the by-laws or adopt a resolution, whichever appropriate, whereas if a position is vacant due to resignation, death, or removal, the board will appoint a member until the next following Annual Meeting of Members at which time that position will be up for election by the members for the remaining term.
2. Charles Huete moved to accept the proposal, second by Stephen Kradjian.
3. PCMI will consult with Roberts Markel Weinberg Butler Hailey, association legal counsel, to the legality of this proposal and request preparation of amendment/resolution if appropriate for consideration.

IV. TERM SELECTION

1. The board agreed to the following terms, per the attached resolution hereto:
 - i. Director – Three (3) Year Term – Jennifer Grillo
 - ii. Director – Three (3) Year Term – Matt Carpenter
 - iii. Director – Two (2) Year Term – Jonathan Jones
 - iv. Director – Two (2) Year Term – Stephen Kradjian
 - v. Director – One (1) Year Term – Charles Huete

V. ELECTION OF OFFICERS

1. The board elected the following officers, per the attached resolution hereto:
 - i. President – One (1) Year Term – Matt Carpenter
 - ii. Vice President – One (1) Year Term – Jennifer Grillo
 - iii. Secretary – One (1) Year Term – Jonathan Jones
 - iv. Treasurer – One (1) Year Term – Stephen Kradjian
 - v. Assistant Secretary / Treasurer – One (1) Year Term – Charles Huete

VI. ELECTION RESULTS – OFFICIAL NOTIFICATION:

1. The board reviewed a draft of the official notification from the auditor for the election results. The board requested the notification also include the total number of votes, the delineation of votes between Class A (Resident and Builder) and Class B (Developer) exercised votes, and the voting results of the elected directors.

VII. FINAL BUSINESS

1. With the addition of Anita Nunez as the Onsite Administrative Assistant to Fall Creek HOA with PCMI, Ms. Hudson requested approval for a corporate card to be used for approved expenses at the clubhouse for the Association. The board approved to provide a corporate card with a \$500 limit. The board requested if when purchases were made, if the Treasurer/Assistant Treasurer may be notified in order to document the expenses for approval and payment.
2. The Fall Creek Information Center will be closed in observance of the Christmas Holiday on Wednesday, December 24th through Friday, December 26th and will reopen on Saturday, December 27th.
3. Jennifer Grillo disclosed to the board that she went to law school with an associate at the Association's law firm, Roberts Markel Weinberg Butler Hailey.

ADJOURNMENT:

The next scheduled Board Meeting is to be held on Tuesday, January 13, 2015 at 6:30pm 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 8:37 p.m.



Jonathan Jones, Secretary