

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

OPEN SESSION MEETING MINUTES

MAY 14, 2019

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, May 14, 2019 at 6:33 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

Tom Jackson, President
Jennifer Grillo, Vice President
Stephen Kradjian, Treasurer
Emily Trevino, Secretary
Robert Meaney, Assistant Treasurer & Secretary

Management Present

Rebecca Atkinson, Community Manager
Sydnie McGuire, Community Manager
Jennifer Murillo, Clubhouse Director

OPEN SESSION

CALL TO ORDER

A quorum was established, and President Tom Jackson called open session to order at 6:33 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

Meeting minutes for the April 2019 board meeting and the special meeting on 4/30/2019 were approved with no edits to be made.

HOMEOWNER CONCERNS/REQUESTS

Six (6) homeowners were present.

One (1) homeowner presented a proposal for bike racks to be installed in Serrano Creek for the children biking to and from school.

- The Board is open to the idea and requested further information on which areas the homeowner believes may be best for these bike racks.

One (1) homeowner requested that a sidewalk be installed from Serrano to Mesa.

- The Board is open to the idea and will need to perform its own research for any potential future project.

Two (2) homeowners presented a proposal for a weekly farmer's market within the community.

- The Board requested that they send over any contracts or leases to be reviewed by the association's attorney. The communicated that this farmer's market will be run entirely independently of the Board.

One (1) homeowner requested increased effectiveness of communication to homeowners.

- Every document, social event, and communication are posted to FallCreekLife.com. The Association needs more homeowners to subscribe to updates at FallCreekLife.com, as currently there are fewer than one third of homeowners currently subscribed.

One (1) homeowner, whose request was presented by Secretary Trevino, requested to have two Little Libraries installed in the community.

The Board approved a budget of \$2,000.00 for the project, pending a map for where the libraries will be installed.

1. Motion – Robert Meaney
2. Second – Stephen Kradjian
3. All in favor

COMMITTEE REPORTS

Crime Watch

Karma Punwasi presented on behalf of the committee. She reviewed the crime report and elaborated on one incident in Tangle Creek. Increased effectiveness between deputies and the committee was discussed. Working with the Social committee for future Deputy Meet and Greets was discussed. Secretary Trevino requested that it be communicated to participants that sensitive information is sometimes discussed in Crime Watch meetings and that attendees be made aware when information is sensitive.

Landscape

Carol Deeb submitted information to be presented in the meeting via email. The committee is continuing their butterfly garden project for Fall Creek. They have made numerous site visits throughout Fall Creek and have been gathering information on what plants need to be included. They are working to have these gardens obtain national certification and registration.

Marketing

Assistant Treasurer & Secretary Robert Meaney presented on behalf of the committee. They will be kicking off with the typeface and branding prior to expanding on website. The developer has released websites to the committee today. They are hoping to roll out in the next two to three months, as there is a lot of content they need to create.

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President Jackson presented on behalf of the committee. The water district is looking at their next potential project location to be north of the bridge. They will need to reach out to Brown & Gay to see where they're at with the planning.

Parks & Trails

Secretary Trevino presented on behalf of the committee. They are currently waiting on permitting to be returned from the City of Houston for the retail connections and P-166 projects. Secretary Trevino requested that the community managers review all of the proposal to make sure there are no discrepancies from what the Board voted to move forward with previously.

Pool

Ms. McGuire presented on behalf of the committee. The committee requested that the hours for Pool 2 be changed on Tuesdays so that it is open from 5:00 AM – 12:00 PM.

1. Motion – Tom Jackson
2. Second – Stephen Kradjian
3. All in favor

The committee requested lifeguards be present at both pools for future large pool events. The committee also requested the Board reach out to a non-insured instructor teaching at the community's pools. The Board has elected to speak with their attorney on the matter.

1. Motion – Tom Jackson

2. Second – Stephen Kradjian
3. All in favor

Social

Vice President Grillo presented on behalf of the committee. They had to cancel two Music in May dates, but are looking into possibly rescheduling these bands at another time. They are deliberating about the Back to School party. They will be reaching out to the Golf Club of Houston to gather more information about the Fireworks on the Fairway event in July.

Treasurer's Report

The association is 95% collected for this year's assessments. A few line items were addressed:

- The Landscape Extras and Improvements budget – 50% has been used
 - This is seasonal; the usage will increasingly reduce as the year goes on.
- The Pool Repair budget – 95% has been used
 - This is seasonal; it is common to see this amount prior to the Pool 1 opening.
- Access Repairs budget – 200%
 - 600 access cards were recently ordered to replenish the supplies for the summer.

Treasurer Kradjian reiterated the importance of keeping the association's reserve study in mind for both current and future projects and budgeting.

Adjournment

As a quorum of board members was lost, the meeting was adjourned at 9:00 PM.