

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**EXECUTIVE SESSION MEETING MINUTES**  
**October 11, 2016**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, October 11, 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  
Jennifer Grillo, Vice President  
Jonathan Jones, Secretary  
Stephen Kradjian, Treasurer  
Hunter Montgomery, Assistant Treasurer

**Management Present**

Spectrum - Tammy McMillan  
Spectrum – Anita Nunez  
Spectrum – Troy Lively  
Spectrum – Mary Fisher

**EXECUTIVE SESSION**

**CALL TO ORDER:**

A quorum was established and President Matt Carpenter called the Executive Session to order at 5:35 p.m.

**Audit:** A conference call was held with Phil Vaughan with Armstrong, Vaughan & Associates to review audit findings. Matt Carpenter offered to provide additional documentation to AVA in an effort to reduce the material weakness found due to missing or incomplete documentation between the HOA and WCID 96.

After review, Matt Carpenter motioned to accept the 2014 and 2015 audit after further review and removal of material weakness relating to the WCID 96 agreement with the Homeowners Association.

Motion – Matt Carpenter

Seconded – Stephen Kradjian

All in favor, motion passed.

The Board wants SAM to confirm there are no bank accounts with more than \$250,000.00 in adherence of FDIC regulations.

**Maintenance Fee Collection / Delinquent Accounts:** No action required.

**Deed Restriction Violation Report/Homeowner Issues:** Sipra Boyd with RMWBH was asked to provide the Board an opinion after a review of trash disposal section of the DCCR's and the Flag Policy. After review, Sipra suggests creation of a Trash Policy which will allow Owners to put trash out at dusk the night before trash is collected and require removal of containers from public view by midnight the day of collection. In addition, the Board would like to amend the Flag Policy to allow for the use of sports flags and to include Board discretion language.

In addition, the Board would like to amend the DCCR's to extend the use of Holiday Decorations from 12 days before a Holiday to 30 days.

The Board agreed to escalate account **5833914515** with a 209 for a deed restriction violation.

**Clubhouse Rental:** The Board would like to review samples of Clubhouse Rental Agreements provided by Spectrum. Jonathan Jones and Hunter Montgomery created an agreement earlier in the year and will provide to Troy Lively and Mary Fisher. The Board would like to review and decide on agreement at November meeting and announce at Annual Meeting 2016.

**Status of Easement Request:** The Board would like to request a payment to the Association in the amount of \$135,000.00. CM will provide 30 days to respond with offer.

There being no other business, a motion was made, seconded and approved to adjourn at 6:40p.m.

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Spectrum – Troy Lively  
Spectrum – Mary Fisher

**OPEN SESSION**

**CALL TO ORDER:**

A quorum was established and President Matt Carpenter called the meeting to order at 6:44 p.m.

**HOMEOWNER CONCERNS / REQUESTS:**

Kathy Graglia and Jim Hughes from the Amberwood Homeowners Association section in Fall Creek, presented a petition signed by 64 Amberwood residents requesting the Board approve a proposal recently put before them to install street lights on Aldine Bender. Matt Carpenter stated the Board requested additional proposals for other areas in the community in addition to Amberwood. Spectrum is working to provide the Board those proposals before a final decision is reached.

Neal Gordy requested an update on the drainage issue behind his home that he presented last month. The Board provided Mr. Gordy with several options he can employ to resolve the issues on his property since this area is not an area belonging to the HOA.

**COMMITTEE REPORTS:**

**Landscape Committee** – Committee Chair Carol Deeb reported for the Committee. The Halloween Spooktakular is underway and judging starts today (October 11). National Night out was very successful this year.

The office plants need replacing since the plant vendor is no longer managing them. Anita has been maintaining the plants. Matt Carpenter wants a cost to replace the plants/pots in the office to be presented at the next meeting.

The Committee informed the Board in the September meeting they are now focusing on the medians and cul-de-sacs in the community. A proposal was provided by Shooter and Lindsey for Board approval. The Board wants a more specific plan which will focus on the use of drought resistant plants due to a proposed/possible hike in costs for water from WCID 96. The Landscape Committee will work with

The Board would like proposals for a landscape architect who will provide a comprehensive plan with a focus on drought resistant plants or xeriscaping not to exceed \$5000.00. CM will copy Board and Landscape Committee with proposals for review prior to next meeting.

Homeowner Steve Wright mentioned there is a Fall Creek resident who is a landscape architect. CM will contact Mr. Wright for detailed contact information for Clark Condon.

The Committee plans to hold a Garden Party event to help inform and educate homeowners how to properly irrigate, the trimming and care of trees and planting color. Mr. Carpenter again suggested reaching out to the Wise Guys for how to set irrigation timers.

**Pool Committee-** The Pool Committee met and approved CM recommendations for outstanding pool projects. Board was provided with bid spreadsheet and proposals in Board Packet. The Board decided to hold all projects until the 2017 Budget was complete.

**Crime Watch Committee** –Wilson Orr reviewed the statistics. The Committee would like the installation of signs notifying drivers that cell phone use is prohibited. Jennifer Grillo stated that it is not the purpose of the HOA and recommends handouts at the Annual Meeting instead.

**National Night Out** – There is a final wrap meeting planned but the event was a huge success. There were approximately 950 people in attendance.

Mr. Kradjian asked Deputy Mehring to check into 2 additional motorcycle patrols for 4 hours from 6pm to 10pm on Halloween.

**Parks and Trails:** Brett Sileopresented for the Parks and Trails Committee. National Night Out was a huge success for the P&T Committee. Sara created a map of the Master Plan concept. The Board would like to have the map on the website for Owners to view.

Mr. Montgomery would like to have Pool 2 park playstructure inspected and any recommendations to improve any fall hazards if any are present. Site Manager to recommend with photos on next inspection.

**P133** – Committee Chair Tom Jackson reported that construction is complete behind Maple Creek. Mr. Jackson wanted to know the progress of the tree donations from Owners removing street trees. CM stated that Shooter and Lindsey said the transplanting of the trees is not feasible. The Board wants a proposal to replant the trees from Shooter and Lindsey.

**Website Committee** – Access Conversion and events are continually updated.

**Gate Committee** – Nothing to report.

**Social Events Committee** – Event preparations are underway for Movie Night at the Park and the October Cookoff.

**Tennis Committee** – Chair Carol McCloud reported for the Committee. Carol was able to broker a discount with Appointments Plus for the reservation system. The Tennis Committee met and all agreed to recommend approval to the Board of Directors.

Hunter Montgomery motioned to approve the Silver Appointments Plus reservations expense.

Motion – Hunter Montgomery

Second – Jonathan Jones

All in favor, motion passed.

A lengthy discussion pertaining to the Tennis Committee members exceeding the allotted 11 members ensued.

After discussion, Matt Carpenter motioned to allow members who participated in the last two meetings sit on the Committee. Married couples who want to sit on the Committee will count as one member with one vote.

Motion – Matt Carpenter

Second – Stephen Kradjian

Jennifer Grillo voted in favor of the motion, Hunter Montgomery abstained and Jonathan Jones opposed.

**SECRETARY REPORT:** The September 13, 2016 Meeting Minutes were provided in advance for review.

Matt Carpenter motioned to approve the September 13, 2016 Meeting Minutes with amendments as stated.

Motion- Matt Carpenter

Second- Jonathan Jones

All in favor, motion passed.

**TREASURER'S REPORT:** Mr. Kradjian has had discussions with David Wilkinson from Spectrum regarding the proposed 2017 budget. Mr. Kradjian would like the Board to convene for a budget workshop via phone conference on October 21<sup>st</sup>. Mr. Kradjian would like the Board to forward any questions or budget concerns to him in advance of the call.

Mr. Carpenter raised concerns relating to the impending increase for water from WCID 96. This will have a substantial impact on the budget and may require an assessment increase to cover the cost in 2017.

Mr. Jones suggested that the high use areas in the community be identified to target conservation and consider allocating reserves to cover the expense instead of adding to the operating expense.

**PRIOR BUSINESS:**

**Annual Meeting Preparations:** The Fall Creek Elementary has been confirmed and Judge Patronella will appear and fees paid. The Board would like cookies and water for the meeting.

**Nominating Committee:** Jonathan Jones asked to be removed as Chair and replaced by Hunter Montgomery. CM will contact potential members to assist Mr. Montgomery. Candidate Information Forms will be posted on Nextdoor.com and on the website with a deadline of October 28, 2016. Forms will be sent to Anita Nunez for distribution to Nominating Committee Chair for review and final recommendations to CM by November 4, 2016 and the Annual Meeting notices are to be mailed by November 7, 2016 including the candidate information.

**Engineering Study for additional sidewalks at/near Fall Creek Elementary:** CM contacted Nathan with Brown and Gay for proposal.

**NEW BUSINESS:**

**Ratify Capital Expenditures for Pool Improvements:** The Board discussed and decided to hold on all projects until after the Budget 2017 was complete.

**FenceCrete Proposal for Barton Grove Lane:** The Board reviewed the proposal to replace the precast fence.

Mr. Kradjian motioned to approve the FenceCrete proposal for Barton Grove Lane.

Motioned – Stephen Kradjian

Second – Jonathan Jones

All in favor, motion passed.

**NEXT PROPOSED MEETING DATE – November 8, 2016**

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:07 P.M.

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Jonathan Jones, Secretary