

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
FEBRUARY 13, 2018

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on February 13, 2018 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

Tom Jackson, President
Jennifer Grillo, Vice President
Stephen Kradjian, Treasurer
Emily Trevino, Secretary

Management Present

Troy Lively, Community Manager
Jennifer Murillo, Clubhouse Director

OPEN SESSION

CALL TO ORDER:

A quorum was established and President Tom Jackson called the meeting to order at 6:50 p.m.

HOMEOWNER CONCERNS / REQUESTS:

Eleven (11) Homeowners were present to observe.

COMMITTEE REPORTS:

Pool Committee – Stephen Kradjian presented for the Pool Committee. Julian Kradjian has notified the Board of her resignation from the Pool Committee. Board will try to find a replacement, if no success Spectrum Association Management will take over responsible held by the Pool Committee Chairman.

Parks and Trails: Emily Trevino presented for Parks and Trails and discussed the Master Plan for the community. Board asked Emily to provide a three (3) year plan with timeline and cost for improvements to parks and trails. Board asked Emily and Spectrum to provide three (3) bids for generic shade structures for each park.

The 2018 Stamped has been canceled due to lack of participation.

P133– Committee Chair Tom Jackson presented for the P133 committee.

Crime Watch Committee – Karma Punwasi presented for Crime Watch Committee. Board approved for gate at Dog Park located on east side toward Mesa Dr. to be permanently secure. Board asked Spectrum to obtain three (3) bids to have iron fence raised at dog park and have ornate pecks added to the top of each iron pickets.

Social Events Committee – Kas Wright presented for the Social Committee and gave a status of the 2018 Scheduled events. Board approved for \$5,000 to be transferred to the Social Events operating account for the upcoming Spring Spectacular.

Motion – Jennifer Grillo
Second – Tom Jackson
All in favor, motion passed

Board asked for Kas Wright and Spectrum Association Management to provide three (3) bids to purchase portable tents.

Tennis Committee – No report provided.

Landscaping Committee – Carol Deeb presented for the Landscape Committee.

SECRETARY REPORT: The January 09, 2018 Meeting Minutes were provided in advance for review. Motion to approve the meeting minutes with the condition with 1 correction:

Motion – Stephen Kradjian
Second – Emily Trevino
All in favor, motion passed

TREASURER’S REPORT: Stephen Kradjian discussed end of year financial report findings. As of February 13, 2018 the association was at an 84% collection rate.

NEW BUSINESS:

The Board was presented with a bid to sponsor the 2018 Fall Creek Fireworks on the Fairway via Golf Clubs of Houston.

Motion – Tom Jackson
Second - Stephen Kradjian
All in favor; motion passed

The Board was presented with a bid to sponsor the 2018 BSA (Boy Scouts of America) Troop 1922 Holiday Flag Display. Approved with a condition that more flags would be installed on the East side of Fall Creek.

Motion – Stephen Kradjian
Second – Emily Trevino
All in favor; motion passed

The Board approved Sweetwater Pools to completed the replaster of Pool 1 in the amount of \$166,136

Motion – Stephen Kradjian
Second – Emily Trevino
All in favor; motion passed

The Board approved for Jr. D Construction to complete the Clubhouse Renovations on the condition that the bid includes carpet.

Motion – Stephen Kradjian
Second – Tom Jackson
All in favor; motion passed

The Board approved for color beds to be raised by EarthCare.

Motion – Stephen Kradjian
Second – Jennifer Grillo
All in favor; motion passed

The Board conditionally approved for the demo existing azaleas, and to finish and install new plant material at Stoney Brook.

Motion – Stephen Kradjian
Second – Emily Trevino
All in favor; motion passed

The Board approved for the furnishing to install all plant material at 9 Cul-D Sac and 7 eyebrows.

Motion – Stephen Kradjian

Second – Emily Trevino

All in favor; motion passed

The Board approved for Reserve Advisors to complete the 2018 reserve study.

Motion – Emily Trevino

Second – Stephen Kradjian

All in favor; motion passed

The Board requested EarthCare and Spectrum Association Management provide three (3) bids on the irrigation saving system.

At the Board's requested a Comment Box has been added to the Gym for input on adding machines.

The Board requested for a storage cabinet be placed in the gym bathroom, new trash cans be installed in the gym, and the hand sanitizer wipes be mounted on the wall.

The Board requested for Spectrum Association Management to draft a policy to amend the governing documents pertaining to short term leases.

Board Meeting scheduled for March 13, 2018 at 5:00pm at Clubhouse at Fall Creek.

Adjournment

With no further business to discuss, the meeting was adjourned at 10:37 P.M.

Emily Trevino, Secretary