

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
FEBRUARY 12, 2019

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on February 12, 2019 at 6:39 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

Jennifer Grillo, Vice President
Stephen Kradjian, Treasurer
Emily Trevino, Secretary
Robert Meaney, Asst. 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 Treasurer Stephen Kradjian called the meeting to order at 6:39 p.m.

HOMEOWNER CONCERNS / REQUESTS:

Five (5) Homeowners were present. No homeowner concerns/requests were presented.

COMMITTEE REPORTS:

Pool Committee – Jennifer Murillo and Rebecca Atkinson presented on behalf of the committee.

The Board was presented with a bid for the replacement of the plant material to Bermuda sod behind the clubhouse near Pool 1 in the amount of \$1,006.73.

- This was not approved by the board at this time.

The Board was presented with a bid to replace plant material with Bermuda sod near Pool 1 for the amount of \$1,320.65. This was approved:

- Motion –
- Second –
- All in favor, motion passed

The Board was presented with a bid to replace plant material with Bermuda sod and Indian Hawthorne near the valve boxes in Pool 1 for the amount of \$1,236.05.

- This was not approved at this time, as the Board would like to see plant options that include more color and to ensure that the plants installed would be able to withstand large amounts of water.

The Board was presented with a request to extend the Pool 1 hours for Flying Fish meets. This was approved:

- Motion – Robert Meaney
- Second – Stephen Kradjian
- All in favor, motion passed

The Board was presented with a request to extend pool hours on Sundays. This was approved:

- Motion – Stephen Kradjian
- Second – Robert Meaney
- Third – Emily Trevino
- Opposed – Jennifer Grillo

The Board was presented with options to repair or replace the decking for Pool 1 for the maximum amount of \$7,000.00.

- Motion – Stephen Kradjian
- Second – Robert Meaney
- Third – Jennifer Grillo
- Opposed – Emily Trevino

Parks and Trails – Emily Trevino presented for the committee. The committee will need to speak with TBG Partners about the Lakepoint Park project and design. The committee requested aid from management to inquire as to what specifically is needed from the committee to obtain approval from the county for a permit for the P-166 project. The committee proposed a 2:1 tree replacement policy within Fall Creek. The board approved this policy:

- Motion – Emily Trevino
- Second – Robert Meaney
- All in favor, motion passed

Welcoming Committee – Lynne Bracale presented for the committee. She presented the booklet that will be distributed to all Fall Creek residents. Ad spaces within the booklet were sold to vendors to help decrease costs. She also explained what would be included in the welcome bag.

Crime Watch Committee – Karma Punwasi presented for Crime Watch and discussed potential dates for their block party. A community-wide email was proposed to inform the community about Crime Watch events/information. The Board approved their new bylaws:

- Motion – Stephen Kradjian
- Second – Robert Meaney
- All in favor, motion passed

Social Events Committee – Jennifer Grillo presented on behalf of the committee. Music in May is under way. Changing the date of the pool party was proposed. The May the Fourth party sponsored by Generation Park was discussed, as was a potential sponsorship from Fall Creek. The Garage Sale and Garden Party were also discussed.

Tennis Committee – Steve Wright presented for the Tennis Committee. The issue with the LED lights at the courts was addressed and is being worked on. The committee requested an online registration option through the association's website or an alternate website.

Landscaping Committee – Carol Deeb presented for the Landscape Committee. The committee would like to confer with the landscape designer to create a plan for the nursery screening project. The Board requested that the committee keep the trails project in mind when creating the design. The committee proposed a butterfly garden project and will provide more information at a later time. The committee requested board approval for bid for the clubhouse screening project. This was approved in the amount of \$ 18,255.29.

- Motion – Stephen Kradjian
- Second – Robert Meaney
- All in favor, motion passed

The Lake Park screening project bid was presented in the amount of \$6,581.60. The committee would like to remove Yaupon Holly from the scope. The committee and the Board would like to have Earthcare include 45-gallon trees in the scope to add a variance in initial height and size. The project was approved on the condition that it would not exceed \$8,000.00.

- Motion – Robert Meaney
- Second – Emily Trevino
- All in favor, motion passed

Marketing – Robert Meaney presented for the Marketing Committee. The committee, alongside Steve Wright from the Tennis Committee, will be meeting with TrueSource to discuss options for a website rebuild.

SECRETARY REPORT: The January 8, 2019 Meeting Minutes were provided for review. Motion to approve the meeting minutes as is:

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

TREASURER’S REPORT: Stephen Kradjian discussed end of year financial report findings. As of February 11, 2019, the association was at an 90% collection rate.

PRIOR BUSINESS:

The Board reviewed the business plan from Ms. Moya, a yoga instructor. The Board requested she be sent the current clubhouse schedule to see if the availability would work.

The Board review a bid for creating a new power source at the Autumn and Magnolia Falls monuments in the amount of \$25,000.00. Saratoga agreed provide \$12,500.00 toward this bid. The board approved to provide the remaining \$12,500.00:

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

The Board would like to hire a freelance webmaster until a permanent solution is found. This was approved on the condition that the cost does not exceed \$1,000.00/month.

The Community Managers presented that Saratoga approved paying for their half of the monument lighting for the Autumn Falls and Magnolia Falls monument. Saratoga would reimburse the Association upon completion of the project. This was approved in the amount of \$25,000 with Saratoga reimbursing the Association for \$12,500 upon completion.

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

NEW BUSINESS:

A proposal to install plants at the Autumn and Magnolia Falls entries was submitted to the Board. The Board requested that the proposal substitute Azaleas in lieu of Cleyera, if possible.

A proposal to purchase a Stairmaster in the amount of \$5,269.07 was submitted to the Board. This was approved:

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

A bid for new phone management service for the clubhouse was submitted in the amount of \$3,015.76 was presented to the Board. This was approved:

- Motion – Stephen Kradjian
- Second – Robert Meaney
- All in favor, motion passed

A request for a donation was made from the Golf Club of Houston for Fireworks on the Fairway in the amount of \$5,750.00. This was approved:

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

A request from Fall Creek Elementary to repaint the fencing on Stonebridge Creek was submitted to the Board. The Board requested bids for the required work be obtained and that they would be willing to split the cost with the school.

New committee guidelines were submitted for approval. The Board requested a few edits be made and the guidelines submitted for approval at the next meeting.

A bid for irrigation repairs was submitted in the amount of. This was approved, pending Jennifer Murillo's report that the scope of work does not include any repairs that have recently been made.

- Motion – Stephen Kradjian
- Second – Robert Meaney
- All in favor, motion passed

Next Board Meeting scheduled for March 12, 2019 at 6:30pm at Clubhouse at Fall Creek.

Adjournment

With no further business to discuss, the meeting was adjourned at 9:32 P.M.

Emily Trevino, Secretary