

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES
July 8, 2014

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, July 8, 2014 at 2:00pm 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

Rusty Campbell
Fred Scibuola

Guests in Attendance

Charles Huete, 14803 Meridian Park Ln
Jonathan Jones, 8614 Misty Sage Ct
Carmen Perez Cox, 14607 Diane Manor Ln

Members not in attendance

Jennifer Johnson

PCMI

Sarah Hudson

I. CALL TO ORDER:

A quorum was established and Rusty Campbell called the meeting to order at 2:00 p.m.

II. ADOPT AGENDA

The agenda was adopted unanimously with a motion from Rusty Campbell and second by Fred Scibuola.

III. TENNIS PROGRAM PRESENTATION

The board heard a presentation by David Kelly, USPTA with the River Oaks Country Club. Mr. Kelly offered his services to start up a tennis program within Fall Creek which could include junior programs, women's and men's leagues, and training programs. The board is currently reviewing the program.

IV. HOMEOWNER CONCERNS / REQUESTS

1. Carmen Perez presented concerns regarding the condition of Fall Creek II. Her concerns will be addressed during the Pool Committee report.

V. SECRETARY REPORT - APPROVAL OF MINUTES:

1. JUNE 10, 2014 BOARD OF DIRECTORS MEETING MINUTES

- i. The board reviewed a draft of the meeting minutes from the June 10, 2014 Board of Directors Meeting.

a) Motion – Rusty Campbell

b) Second – Fred Scibuola

(1) Unanimous approval

***RESOLVED**, the board approved the June 10, 2014 Board of Directors Meeting Minutes as presented.*

VI. TREASURER REPORT – FINANCIAL REPORT

1. The board received the preliminary financial report for June 2014. PCMI will provide the final June 2014 and July 2014 financial report at the August board meeting.

VII. MANAGEMENT REPORT

1. The board reviewed the Action Item Report and provided updates on outstanding board action items.
2. The next scheduled community event is the Moonlight Movie Night on Saturday, August 16 from 7:30pm-10pm at the park at the information center. The Lego Movie (PG) will be shown. Residents are welcome to bring food, drinks, lawn chairs, blankets, etc. A food truck and ice cream truck will be present for purchase. Lego themed give-aways and glow necklaces will be given to the children in attendance.

VIII. COMMITTEE REPORTS

1. Jonathan Jones presented the Pool Committee Report for Q2, attached hereto. The concerns presented by Carmen Perez were discussed, which concerned the current condition of Pool II and contract compliance by the pool company.

IX. UNFINISHED BUSINESS

1. The board reviewed the 2014 Capital Improvement Survey that will be administered through www.fallcreeklife.com. The board requested PCMI administer the survey in September when school is back in session to receive optimal responses from the residents.
2. PCMI presented a proposal to administer, gather, and summarize the survey results, at a cost of \$375. The board unanimously approved the proposal.

X. NEW BUSINESS

1. The board ratified the following expenditures that occurred after the previous board meeting:
 - i. Brick Restoration – Brick panel repair at 14703 Raven Hollow Ln; both sides of existing damaged panel – resurface to cracked brick and stain
TOTAL = \$380.00
 - ii. Brick Restoration – Brick column damage due to lightning storm June 2-3 7622 Garden Knoll Ln; demolish and rebuild 1 damaged column to both sides – clean bricks, additional closet match bricks as needed, haul away debris
TOTAL = \$1,180.00
 - iii. GHPM – repairs to Pool II Hot Tub; replace 400K combustion blower, replace thermal cutoff, replace auto timer
TOTAL = \$1,240.00
 - iv. Shooter & Lindsey – removal of hazardous leaning trees
Small pine leaning at playground \$435
Medium pine leaning over pool house and stump grind \$625
Large lightning struck pine on Mesa and stump grind \$935
Stump grind fallen tree and remove logs from fallen tree \$425
TOTAL = \$2,420.00
 - v. Davanti – construct sidewalk around East Lake
TOTAL = \$32,000
2. The board unanimously approved the following proposals:
 - i. GHMP – addendum adding additional visits in October for Swim at your Own Risk \$250
 - ii. McKenna Contracting – play scape installation at East Fall Creek
#69052 Endless Adventure
TOTAL = \$53,000
3. The board approved for McKenna Contracting to enclose the eastern and western sides of the Dog Park (pipeline reserve north of Rustling Oaks) with 6’ wrought iron fencing to match the existing wrought iron fencing at the cul-de-sacs in Rustling Oaks at a cost not to exceed \$7,000.
4. The board approved the Dog Park Rules and requested to order three signs for the three entrances to the dog park area in Rustling Oaks.

A motion was made by Fred Scibuola and second by Rusty Campbell to enter executive session at 4:15 pm. Upon adjourning from executive session at 4:42 p.m. the board reported the following items which were decided or resolved during executive session.

XI. ARCHITECTURAL VARIANCE REVIEW

1. The board reviewed an architectural variance request for the exterior of a proposed second story addition to the detached garage. The board approved that the exterior of the second story must be brick to match existing, however the brick does not have to be wrapped around the sides nor does it need to continue to the proposed second story breezeway which has limited visibility from the street.

XII. MAINTENANCE FEE COLLECTION STATUS UPDATE

1. The board reviewed waiver requests submitted by three homeowners and provided PCMI with their decision and approval on the waiver amounts.

XIII. DEED RESTRICTION ACTION ITEMS

1. The board reviewed existing deed restriction matters that need further action. The board agreed to forward two properties to the attorney for legal pursuit of the unresolved deed restriction matters.

ADJOURNMENT:

The next scheduled Board Meeting is to be held on Tuesday, August 12, 2014 at 2pm 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 4:42 p.m.



Fred Scibuola - Secretary