

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 12, 2016

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, January 12, 2016 at 5:30 p.m. 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

Matt Carpenter, President
Jennifer Grillo – Vice President
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer
Hunter Montgomery, Assistant Treasurer

Management Present

PCMI – Peter Freedman, Vice President
PCMI – Emma Deatherage, Property Manager
PCMI – Anita Nunez, Assistant Property Manager

Attorney Present

RMWBH – Brady Ortego

EXECUTIVE SESSION

CALL TO ORDER:

A quorum was established and Matt Carpenter called the Executive Session to order at 5:36 pm

I. Maintenance Fee Collection / Status Report:

PCMI reported on collection items. Approximately 33% of the homeowner have paid their 2016 Assessment by January 7th. Homeowner that have not paid their assessment by January 31st will receive a reminder notice around the 15th of February. No action were taken.

II. Deed Restriction Violation Report:

PCMI reported over 200 violation letter were sent for lawn maintenance issue. The Board reviewed report and not action was taken.

III. Attorney Status Report:

- i. The home foreclosure by the Association was discussion. The Board requested PCMI to get an Opinion of Value from a realtor. Options discussed:
 - a). Settlement offer to previous owner sent
 - b). Evict tenant and post for sale
 - c). Offer an Association lease to current tenant on a month-to-month basis

Stephen Kradjian made a motion to offer a lease to current tenant on a month-to-month basis with the provision that the tenant must accept within 3 business days. Hunter Montgomery seconds the motion. All were in favor.

- ii. Attorney, Brady Ortego discussed a hearing request received. The Board agreed to meet at the attorney office for the hearing. The homeowner will be charged for the cost of the hearing. Hearing date to be scheduled and date will be submitted to the Board.
- iii. The Board reviewed the status report and made the following actions:
One account was authorized for foreclosure and another was being monitored for final payment.

There being no other business, a motion was made, seconded and approved to adjourn. The executive session meeting adjourned at 7:00 P.M.

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Saratoga Homes made a presentation the Board. They report the homes will range from \$250,000 to \$350,000 on approximately 180 lots total for their section. The lots vary from 50' to 60'. The Developer is currently reviewing plans submitted by Builder.

OPEN SESSION

CONFIRM QUORUM

- i. Matt Carpenter called the Open Session to order at 7:21pm with all Board members present.

I. ADOPT AGENDA

- i. With a motion by Stephen Kradjian, and second by Hunter Montgomery, the agenda was adopted unanimously.

II. HOMEOWNER CONCERNS / REQUEST

- i. Homeowner, Kelly Steel discussed the incident of the Fairway Crossing gate hitting her truck. The Board advised they would review the video of the accident and report back with a decision.
- ii. Homeowner, Trip Franty discussed the investment options available for the association funds. The Board advised they would take it under advisement and discuss further with a financial advisor.
- iii. Homeowner, Jimmy Hemphill discussed the concern of pine trees planted by the neighbor along the property line causing drainage problems. The Board advised they would contact the ARC and report back with any decisions taken.
- iv. Homeowner, Allen Strawn discussed wanting to buy a small piece of HOA Reserve A to be able to angle wrought iron fence at 90 degrees instead of 45 degrees. The Board advised they would review the situation and report back with any decisions.
- v. Homeowner, Tom Jackson discussed the concern of erosion issues along the waterway. The Board motioned for the creation of a Flood Control Committee to be headed by Tom Jackson to act on behalf of the Board with external agencies.
 - a) Motion – Matt Carpenter
 - b) Second – Stephen Kradjian
 - c) Favor – All
- vi. Homeowner, Rudy addressed the concern of speeding along Fall Creek Bend. The Board advised the deputies would monitor those areas to prevent some speeding.
- vii. Homeowner, Richard Vestewig addressed the concern of fireworks in the neighborhood started before the holiday and lasted late in the evenings. The Board advised the enforcement of this issue would be difficult if the addresses of the location were unknown. The Board requested PCMI to add an article regarding the matter in the next newsletter about nuisances in the neighborhood and respecting neighbor's quiet enjoyment of their property.

III. COMMITTEE REPORTS

- i. Website – No report
- ii. Tennis Committee – No report
- iii. Gate Committee – The committee is looking at developing a code to be used exclusively for parties. Additionally, the access conversion will provide the opportunity for daytime workers with controlled hours.
- iv. Crime Watch Committee – Wilson Orr, Committee Chair reported on crime statistics. He will also follow up with the Sargent to get replacement deputies when they are out on leave. Possible additional deputies can be hired

during the holidays. Troy Vaughn is the new night shift deputy. The Board reviewed the Harris County Sheriff's contracts present by PCMI. The Board motioned to approve the contract as presented.

- a) Motion – Matt Carpenter
- b) Second – Stephen Kradjian
- c) Favor – All

v. Social Events Committee – Jennifer Grillo reported the need for a chairperson of this committee. Some of the events have been cancelled and the next scheduled event will be Music in May.

vi. Landscape Committee – Carol Deeb present to report. The Board read over Landscape proposals from Shooter Lindsay.

The Board motioned to approve November 10th proposal from S&L for Mesa Road Entry Walls \$9,816.73, November 5th proposal for Neighborhood entry bed rejuvenation \$45,269.74; and November 5th proposal for 4" soil lift to color beds \$11,433.80.

- a) Motion – Stephen Kradjian
- b) Second – Hunter Montgomery
- c) Favor – All

The Board discussed the proposal for additional Anova Benches. The Board decided to market to individual homeowners to donate the cost of the bench and the Association would pay for the installation. The Landscape Committee will handle the articles for the newsletter to promote this issue.

Board discussed parks drainage proposal. Board requested two more bids on park drainage from PCMI.

The Board motioned to reimburse the ratify payment of \$300 for removal of graffiti on the Fall Creek entrance sign and expressed appreciation to the resident contractor for immediate response to remove it.

- a) Motion – Jennifer Grillo
- b) Second – Stephen Kradjian
- c) Favor – All

vii. Pool Committee- Jonathan Jones reported on behalf of the committee. The Board motioned for the approval of pool improvements for \$85,168 including resurfacing of Pool #1 breezeway and shade structure floors, furniture replacements, replacement of the whale play feature with a small water slide, repainting of the spray feature at Pool #1, refurbishment of trash cans, pump room door, and improved chemical controllers w/control panel.

- a) Motion – Stephen Kradjian
- b) Second – Matt Carpenter
- c) Favor – All

IV. SECRETARY REPORT

The November 17, 2015 minutes were reviewed by the Secretary and presented for approval. The organizational meeting minutes from the December 19th, 2015 meeting were discussed. The Board motioned to approve the minutes as presented.

- a) Motion – Jonathan Jones
- b) Second – Hunter Montgomery
- c) Favor – All

The Annual Meeting Draft Meeting Minutes from December 9, 2015 were reviewed but will be approved at the 2016 annual meeting.

V. TREASURER'S REPORT

The Board Treasurer provided a report out on the Association's current financial status as of December 2015.

VI. MANAGEMENT REPORT

The Board reviewed and discussed the Management report with no significant issues to report.

VII. PRIOR BUSINESS

- viii. Request for proposal to mow commercial areas along Beltway 8 – Anita to contact Tom with Shooter & Lindsey to discuss proposal for East commercial to match commercial area on West end per acher.
- ix. Update on FenceCrete proposal – Anita pointed out to Board areas that original proposal covered behind Forest Glade up to damage that resident had reported. Board requested that Fence Crete be contacted again to have them survey ALL precast fences throughout FC and provide proposal to repair damaged areas. Proposal should breakdown damaged areas in 3 levels of critical stages.
- x. Access Control Update – ICS has started the access conversion and is expected to progress to completion over first quarter 2016.
- xi. Lifestyle Director Contract – Previous contract was reviewed for comparison. The Board motioned to renew the 2016 & 2017 Lifestyle Directors contract.
 - a) Motion – Matt Carpenter
 - b) Second – Stephen Kradjian
 - c) Favor – All
- xii. Fairway Crossing Section 21 – Board is to prepare for this issue at the next meeting.
- xiii. Village Name for East Fall Creek – decided at previous meeting.
- xiv. Commercial Parking Petition – County attorney is still reviewing the neighborhood's second request.

VIII. NEW BUSINESS

- a). Fall Creek Foundation – Tabled
- b). 2015 Reserve Study – Tabled
- c). 2015 Audit Proposal – An Auditor to complete the 2014 and 2015 audits is still under review.
- d). Committee Recognition/Promotion Event – Tabled
- e). Playground Equipment Inspection and Repair – Tabled
- f). Holiday Lighting Discussion – Tabled
- g). Dog Park – A dog park proposal located at the WCID 96 ball fields was presented by residents for the Board consideration.
- h). Drainage at Information Center – tabled due to waiting on bid proposals from others

The Board motioned to approve NTE \$10,000 to enlist an auditor to file for a sales tax exemption for association.

- a) Motion – Stephen Kradjian
- b) Second – Stephen
- c) Favor – All

IX. NEXT PROPOSED MEETING DATE – February 9, 2016

X. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Matt Carpenter at 11:30 P.M.


Jonathan Jones, Secretary