

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES  
JANUARY 8, 2019**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on January 8, 2019 at 6:30 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  
Robert Meany, 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 President Tom Jackson called the meeting to order at 6:38 p.m.

**HOMEOWNER CONCERNS / REQUESTS:**

Four (4) Homeowners were present. No homeowner concerns/requests were presented.

**COMMITTEE REPORTS:**

**Pool Committee** – Jennifer Murillo presented on behalf of the committee.

The Board was presented with bids for the resurfacing of the water feature structure within Pool 1. This was approved in the amount of \$17857.00 with the addition of the optional recommended work.

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

The Board was presented with bids for additional lighting at Pool 2. This was approved in the amount of \$5500.00

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

The Board was presented with bids for underwater lighting at Pool 1. This was approved in the amount of \$5500.00

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

The Board was presented with bids for new GFCI outlets at Pool 1. This was approved in the amount of \$4500.00

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

**Parks and Trails** – Emily Trevino presented for the committee. Topics of discussion were permitting difficulties from the County regarding approved trail areas. Projects for 2020 for the east side of the community were also discussed.

**P133**– Tom Jackson had no new information to report for P133.

**Crime Watch Committee** – Karma Punwasi presented for Crime Watch and presented their plan of action for 2019, as well as presenting their new bylaws for board approval.

**Social Events Committee** – Jennifer Grillo presented on behalf of the committee. The Garden Party, Garage Sale, Easter Event, and Music in May were discussed.

**Tennis Committee** – Steve Wright presented for the Tennis Committee and gave an update on coach profiles, the storage facility, power-washing the community's courts, and the possibility of obtaining a separate bank account for the committee.

**Landscaping Committee** – Carol Deeb presented for the Landscape Committee. Three 2019 projects were presented, including nursing home improvements, completion of the cul-de-sac project, and the clubhouse screening project.

**Marketing** – Robert Meaney presented for the Marketing Committee. Bids for the reconstruction of the Fall Creek Life website were presented. The Board agreed to approve bids, upon further clarification of the scope, via email.

**SECRETARY REPORT:** The November 13, 2018 Meeting Minutes and the November 20, 2018 Special Meeting Minutes were provided in advance for review. Motion to approve the meeting minutes as is:

- Motion – Emily Trevino
- Second – Tom Jackson
- All in favor, motion passed

**TREASURER'S REPORT:** Stephen Kradjian requested year-end financial net-income amounts from Spectrum.

**PRIOR BUSINESS:**

The Board reviewed the bid for the Serrano Creek entry redesign in the amount of \$6965.34 and approved.

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

The Board review the bid for various Fall Creek landscape additions and approved the following improvements:

- The bid for Fall Creek View tree planting and irrigation installation was approved in the amount of \$32,000.00.
  - Motion – Stephen Kradjian
  - Second – Emily Trevino
  - All in favor, motion passed

**NEW BUSINESS:**

The Board review the Autumn Falls and Magnolia Falls bid for new lighting installation. The Board would first like to verify Saratoga does not have a fiduciary responsibility toward the installation of this lighting prior to the approval of any bids.

The Board reviewed the bid for the electrical repair of all monuments within the community. The bid was approved in the amount of \$20,000.00 pending receipt of competing bid and verification current bid is both competitive and possesses the best warranty on workmanship.

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

The Board reviewed the bid for the monument repairs at Fall Creek View Drive. This was approved in the amount of \$17,000.00.

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

The Board reviewed the replacement of an elliptical machine within the fitness center. The Board approved the replacement of that machine in the amount of \$6,097.00 and approved the potential addition of a Stairmaster.

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

The Board reviewed the request to utilize clubhouse from a local yoga instructor. The request is pending approval upon receipt of business plan from instructor and stipulation that only Fall Creek residents would be able to attend.

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

#### **Adjournment**

With no further business to discuss, the meeting was adjourned at 9:50 P.M.

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Emily Trevino, Secretary