

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
JULY 10, 2018

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on July 10, 2018 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

Troy Lively, Community Manager
Rebecca Atkinson, Community Manager
Jennifer Murillo, Clubhouse Director
David Ericson, Community Manager

OPEN SESSION

CALL TO ORDER:

A quorum was established and President Tom Jackson called the meeting to order at 6:34 p.m.

President Tom Jackson spoke on behalf of the Board of Directors pertaining to the Foundation Account for Fall Creek Homeowners Association. At this time, the Board does not have the desire to remove the foundation fee.

HOMEOWNER CONCERNS / REQUESTS:

Three (3) Homeowner/s were present, Four (4) resident committee members, one (1) Water Board Member. Topics of discussion included the Foundation Account and Foundation Fee.

COMMITTEE REPORTS:

Pool Committee – Stephen Kradjian presented for the pool committee. The Board requested the FAQ's be updated for better clarification on residents having private swim instruction.

Board approved of notice placement to be displayed at Pool 2.

Discussion of permanent furniture and shade structure to avoid vandalism, however not a need as the events don't occur often.

The hot tub at pool 2's timer is malfunctioning. The Board requested AA take a look at this to repair.

Parks and Trails - Emily Trevino presented for Parks and Trails and briefly discussed the status of the Sidewalks connecting the Commercial property to the Community.

Last shade structure install set for August.

Request for contract for sidewalk connections to be signed after Sipra reviews.

P133– Committee Chair Tom Jackson presented for the P133 committee with nothing new to report, however, he did speak about a new Flood Control bond within Harris.

Crime Watch Committee – Karma Punwasi gave a brief update for Crime Watch.

Social Events Committee – Jennifer Grillo presented for the Social Committee and informed of upcoming Events planned, including a Back to School Bash and the Holiday Market.

Tennis Committee – Steve Wright presented for the tennis committee. He gave an in-depth analysis of the payments that historically have been made for replacing lightbulbs at the courts vs. the cost updating the fixtures to LED. The return on investment would be approximately one and half years. The Board approved this bid in the amount of \$11,630 to come from the Foundation Account.

Motion – Tom Jackson

Second – Emily Trevino

All in favor; motion passed

Steve Wright requested for the tennis courts four additional benches for the courts, as well as replacing the four canopy shade structures that already exist, along with adding four additional shade structures to the new benches. The Board approved this in the amount of \$8,500 to come out of Foundation Account.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor; motion passed

The Board approved ordering tennis signage for events and general tennis committee business. These would be ordered as needed.

Tennis Committee has partnered with Landscape Committee to review areas for tree placement for shade and light control options on fencing to prevent disruption to neighboring residents.

Tennis Committee provided an update on storage facility as permits have been approved. The funds for this project are to be pulled from the foundation.

Landscaping Committee – Carol Deeb presented for the Landscape Committee and presented the bids from EarthCare.

The Board reviewed the plans for Stoney Brook and approved up to \$5,000 for the bid to be edited at Carol Deeb and the Landscape Committees final discretion. The Board did ask that it look harmonious with what was already in the Community.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor; motion passed

A new section has been released for Fall Creek to maintain the Landscaping. This addition would add \$18,000 annually to their current contract. This was approved by the Board.

Motion – Jennifer Grillo

Second – Emily Trevino

All in favor; motion passed

Board instructed committee to prioritize solution for wax myrtle replacement at mail boxes and secure design and bids prior to next meeting. Board will revisit monument improvements after mailbox project has been addressed.

Screen project by rehab center will be completed week of July 10 2018.

Marketing – Robert Meany gave a forecast and plan for Marketing the Fall Creek Community.

Website changes – The Board instructed for website to be reviewed for updates and errors to be corrected by each Committee Chairman. The Board discussed with website developer about a better design. Robert Meany is working on landing page with stats for community to serve as a tool to be more marketable for buyers.

SECRETARY REPORT: The June 12, 2018 Meeting Minutes were provided in advance for review. Motion to approve the meeting minutes as is:

Motion – Stephen Kradjian

Second – Robert Meany

All in favor, motion passed

TREASURER’S REPORT: Stephen Kradjian discussed May’s financial report findings.

NEW BUSINESS:

The board reviewed Earthcare’s irrigation report for areas of irrigation that are in need of repair or replacement. The Board approved this estimate in the amount of \$27,769.46.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor; motion passed

The Board would like an excel spreadsheet when new irrigation repairs are required to track the repairs.

The Board was asked if a non-Fall Creek exclusive marketing event could be held at the Clubhouse. The Board approved this with a \$400 fee plus the current \$100 Cleaning fee.

Jennifer Grillo - inquired about the low-income housing name standard at Fall Creek and requested that Spectrum find out if they had promised not to use our name. Jennifer Grillo also asked for the attorneys to look into trademark and who is allowed to use the term “Fall Creek”.

Next Board Meeting scheduled for August 7, 2018 at 6:30pm at Clubhouse at Fall Creek.

Adjournment

With no further business to discuss, the meeting was adjourned at 9:42 P.M.

Emily Trevino, Secretary