

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 10, 2015

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, March 10, 2015 at 6:30pm 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
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer
Charles Huete, Assistant Secretary/Treasurer

Board Members Absent

Jennifer Grillo, Vice President

Guests in Attendance

See attached sign-in register

PCMI

Sarah Hudson

I. CALL TO ORDER:

A quorum was established and Matt Carpenter called the meeting to order at 6:31 p.m.

II. ADOPT AGENDA

The agenda was adopted unanimously with a motion from Charles Huete and second by Stephen Kradjian.

III. HOMEOWNER CONCERNS/REQUESTS

1. The board heard various questions and topics of concern
 - i. Request for baby changing stations in restrooms
 - ii. Trash / construction complaint in Rose Creek
 - iii. Streetlight request down Aldine Bender near Amber Wood at Fall Creek
 - iv. Standing water issue within Fairway Crossing near Cole Point Dr.
 - v. Erosion concerns along the bayou/creek running northwest/southeast/south that passes under Mesa Dr. Neighborhoods that back up to this bayou include: Laurel Oaks, Piney Point, Pine Grove, Maple Creek, Wynnwood
 - vi. Protocol for addressing gate complaints / incidents and how quickly they should be addressed

IV. SECRETARY REPORT - APPROVAL OF MINUTES:

1. FEBRUARY 10, 2014 BOARD OF DIRECTORS MEETING MINUTES
 - i. The board reviewed a draft of the meeting minutes from the February 10, 2014 Board of Directors Meeting.
 - a) Motion – Jonathan Jones
 - b) Second – Charles Huete

(1) Unanimous approval

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

2. MINUTES OF THE 2014 ANNUAL MEETING OF MEMBERS – REVIEW ONLY

- i. The board reviewed a draft of the 2014 Annual Meeting Minutes and accepted them as presented. The board requested PCMI to post the draft meeting minutes on the website for view by the members. The Minutes of the 2014 Annual Meeting of Members will be reviewed by the members at the 2015 Annual Meeting.

V. TREASURER REPORT – FINANCIAL REPORT

1. The board received the financial report for February 2015.
2. Current assets were reported as \$3,724,394.50 with \$3,399,738.06 held in operating and investment accounts, \$324,656.44 held in the reserve fund.
3. Fall Creek HOA Total YTD Income was reported at \$1,945,528.22.
4. Fall Creek HOA Total YTD expenses were reported at \$243,316.72.
5. Fairway Crossing Income Total YTD was reported at \$73,780.40.
6. Fairway Crossing Total YTD expenses was reported at \$3,053.69.

7. Serrano Creek Income Total YTD was reported at \$39,219.20.
8. Serrano Creek Total YTD expenses were reported at \$812.64.
9. Current assets for Fall Creek Foundation were reported at \$235,845.19 with YTD income at \$21,915.52.

VI. MANAGEMENT REPORT

1. The board received the Management Report for February.

VII. COMMITTEE UPDATES

1. FOPAWS COMMITTEE

- i. FOPAWS extended their gratitude to the board for providing the venue and approval to host the micro-chip clinic on February 28th. FOPAWS successfully chipped twenty-eight (28) pets.

2. SOCIAL EVENTS COMMITTEE

- i. The Bunny Run registration is in full force. To date, seventy-five (75) runners have registered which is on par to the participant registration this time last year. The committee anticipates 300 runners for the 5k. The Bunny Run will be held on March 28th. The 3mile will start at 8:30am and the kids 1mile will start at 9:30am. There will be a silent auction and all proceeds will go to the FOPAWS organization.
- ii. The committee presented a formal proposal for the proposed wine-tasting function. The board requested PCMI obtain legal counsel review for association liability to host a community event wine-tasting function. The board will review for final consideration at the next board meeting.
- iii. Music in May is underway with five scheduled Fridays in May.
- iv. The Garage Sale committee secured a roaming bicycle officer for 4 hours for the upcoming Spring Community Garage Sale.

3. NEIGHBORHOOD WATCH COMMITTEE

- i. Wilson Orr provided a crime report update. The committee will prepare FAQs for the community website along with a homeowner checklist to prepare the home and what to do if something happens.
- ii. The committee is requesting patrol signage with the country sergeant.

4. POOL COMMITTEE

- i. The pool committee presented their formal report, attached hereto.

5. COMMITTEE ESTABLISHMENTS

- i. A draft of association committees was presented to the board for review. The board official adopted the presented committees as board approved committees, per the attached committee document.

VIII. PRIOR BUSINESS

1. PROPOSALS / CONTRACT RENEWALS

- i. The board reviewed the bid tabulation and recommendations by the pool committee for the selection of the Pool Management Company for Fall Creek. The board resolved to accept the Pool MSA submitted by Aquatic Advisors at an annual cost of \$140,887.

- a) Motion – Matt Carpenter
- b) Second – Stephen Kradjian
- (1) Unanimous approval

RESOLVED, the board accepted the Pool Maintenance Master Service Agreement submitted by Aquatic Advisors at an annual cost of \$140,887.

The contract will commence March 23, 2015. The board requested PCMI send a thirty day cancellation notice to the current provider, Greater Houston Pool Management.

- ii. Review of the 2014 Audit Proposal was tabled to the next scheduled board meeting.
- iii. The board reviewed proposals submitted by various contractors for a full roof replacement to the information center. The board accepted the proposal submitted by McKenna Contracting at a cost of \$18,860.
 - a) Motion – Stephen Kradjian
 - b) Second – Charles Huete
 - (1) Unanimous approval

RESOLVED, the board accepted the proposal for full roof replacement at the Fall Creek Information Center submitted by McKenna Contracting at a cost of \$18,860.

The board requested the repairs to commence April 1st.

- iv. The board reviewed outstanding irrigation repairs for the community and approved to move forward with all outstanding irrigation repairs. Future irrigation repairs will be presented monthly in a formal report to be reviewed by the board.
2. 2012 / 2013 Draft Audit Reports
 - i. The board agreed to move the discussion of the draft audit reports to executive session.
3. Greenbelt Usage – Rustling Oaks
 - i. After careful review and consideration, the board agreed to revert the bark park back to its original design as a greenbelt where all dogs must be leashed. The signage must be removed immediately, and new park signs installed with the same park verbiage, to include that all pets must be leashed at all times.
 - ii. The board is continuing to review other feasible locations to sanction an official bark park.
4. Pool Maintenance / Pool Furniture / Pool Access
 - i. All items pertaining to pool maintenance / furniture / access were tabled to the next board meeting. The Pool Committee will work with Aquatic Advisors to develop a scope for relocating the crepe myrtles at Pool II.
5. Fall Creek HOA Official Website
 - i. The board heard a presentation by Chelsea Oliveri on enhancements to the www.fallcreeklife.com website. The board approved to move forward with all recommendations except discontinuing the newsletter publication.
 - ii. The board approved up to \$5,000 to increase the website storage and additional email slots if needed in order to perform the enhancements.
 - iii. Evie Granville volunteered to assist with the implementation.

IX. NEW BUSINESS

1. The board ratified the following expenditures that occurred after the previous board meeting:
 - Alpha-Omega plumbing repairs – please water heater in building
TOTAL Estimate = \$1,200
2. Proposals / Contract Renewals
 - i. Fairway Crossing / Serrano Creek – telephone entry system replacement
Fairway Crossing TOTAL = \$3,759.52
Serrano Creek TOTAL = \$3,759.52
Resident credentials will NOT change with the upgrade.
The board approved replacement of the telephone entry system.
 - a) Motion – Stephen Kradjian
 - b) Second – Charles Huete(1) Unanimous approval
RESOLVED, the board accepted the proposal to upgrade the telephone entry system at Serrano Creek (\$3,759.52) and Fairway Crossing (\$3,759.52).
 - ii. 2015 Preventative Maintenance Contract - Marathon Fitness (Fitness Center Equipment)
Quarterly Cost = \$300; Annual Cost = \$1,200
 - a) Motion – Matt Carpenter
 - b) Second – Jonathan Jones(1) Unanimous approval
RESOLVED, the board accepted the 2015 Annual Preventative Maintenance contract with Marathon Fitness for maintenance of the fitness equipment, performed quarterly, at an annual cost of \$1,200.
 - iii. The board agreed to table review of the chain link fence repairs at the easement until additional proposals are received. Furthermore, the maintenance responsibility of this fence is under review as well.
 - iv. The board reviewed costs to relocate the Association files to the offsite storage at Cube Smart. Veritrust will relocate 23 boxes for \$122.88. There are 14 additional boxes at PCMI that will be relocated at no charge.

3. Fairway Crossing – Gate Closure
 - i. PCMI will work with ICSH to close the gates on Tuesday, March 17th. All old contractor codes will be removed from the system. Residents will work with PCMI to receive updates and send out notification of the gate closure and how to update their directory information.
4. Foundation Board Establishment
 - i. Transfer of board membership is currently under review with Johnson Development.
5. Banking Relations – TCB & Strongroom Charges
 - i. Texas Capital Bank (parent company for Association Capital Bank – Fall Creek HOA/Foundation banking relations) will no longer cover the cost of Strongroom Solutions (online bill pay service for HOA Payables) effective June 1, 2015. The board requesting to meet with other recommended banks in April to discuss future banking relations.

A motion was made by Charles Huete and second by Stephen Kradjian to enter executive session at 10:09 pm. Upon adjourning from executive session at 10:37 p.m. the board reported the following items which were decided or resolved during executive session.

X. ONSITE STAFFING RESPONSIBILITIES

The board tabled review of the onsite staffing responsibilities until the next scheduled board meeting.

XI. ARCHITECTURAL VARIANCE REVIEW

The board reviewed an architectural variance for solar panels. Given the current policy in place regarding the prohibition of solar panels during the development period, the board cannot approve such a variance.

XII. MAINTENANCE FEE COLLECTION STATUS UPDATE

The board adopted a policy for review of waiver requests.

The board approved one payment plan and one settlement offer, both at the attorney's office for maintenance fee collection.


XIII. LITIGATION COMMITTEE

The board resolved to remove the existing members of the litigation committee, Rusty Campbell and Fred Scibuola, and appoint Matt Carpenter and Jennifer Grillo as new members of the litigation committee.

ADJOURNMENT:

The next scheduled Board Meeting is to be held on Tuesday, April 7, 2015 at 6:00pm 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 10:37 p.m.


Jonathan Jones, Secretary

FALL CREEK HOA BOARD MEETING - MARCH 10, 2014

NAME	ADDRESS	PHONE #	EMAIL ADDRESS
Rob Ryan	7319 Ave Spruce Ln	281-454-7270	robryan@vettastr.com
Chelsea Oliveri	14111 Wood Thorn Ct.	908.752.0319	chrisandchelsea@hotmail.com
* Tom Jackson	13915 Alex Landing Dr	281-458-7427	tejackson@bells.com
* Tara Travy	13902 Cole Point	815-713-9448	tara.c.travy@gmail.com
* Kristin Graner	13722 CorePoint Dr.	912-247-7800	kristindgraner@gmail.com
Maria Cooper	14119 Cole Point Dr.	713-244-8855	maracooper@gmail.com
Connie Carey	14510 Magnolia Ln	832-646-3739	conniecarey@yahoo.com
* Evie Granville	8135 Caroline Ridge Dr.	202-236-5699	egraville@gmail.com
Bridget Pittman	14102 Aspenstone Ln	981-851-0569	bdaspiternustyhartin.com
Todd Butler	8518 Graceful Bend Ln	713-836-1073	TODD.S.BUTLER@GMAIL.COM
Wilson Orr	7531 Oak Hill Ln	281-454-2814 281-851-0224	wilson.agg4@yahoo.com