

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS AMENDED MEETING MINUTES
May 10, 2016**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, May 10, 2016 at 5:30 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

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

Management Present

Spectrum - Tammy McMillan, Community Manager
Spectrum - Anita Nunez, Assistant Property Manager

EXECUTIVE SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the Executive Session to order at 5:31 p.m. and reconvened after the Open Meeting.

Affordable Housing Project: Attorney Eric Tonsul was present on behalf of RMWBH to discuss potential actions the Board of Directors could take in order to protest the affordable housing project nearby Fall Creek. Mr. Tonsul stated he was present to listen to Homeowner concerns and relay to Sipra Boyd, who regularly represents Fall Creek with RMWBH.

Maintenance Fee Collection / Delinquent Accounts: Approximately 11% of Homeowners have not paid 2016 assessments. Spectrum was provided the Collection and Payment Plan Policy during transition and is following the policy. Notices have been sent in compliance of the policy.

In accordance with the Fall Creek Collection Policy, Jennifer Grillo motioned to move delinquent accounts to RMWBH.

Motion – Jennifer Grillo

Second – Stephen Kradjian

Unanimous approval

RESOLVED, the Board approved moving all delinquent accounts to RMWBH for collections in accordance with the Fall Creek Collection Policy.

Fall Creek foreclosure: RMWBH is waiting on the title company to be sure there are no encumbrances in order for Sipra to provide an opinion to the Board. It has been sixty (60) days since this request was made with no information. CM to advise RMWBH the Board is not pleased and would like a status update and plan of action as soon as possible.

Deed Restriction Violation Report/Homeowner Issues: No deed restriction violations ready for escalation in May.

President Matt Carpenter informed the Board that the City of Houston Water District is planning a major construction project that will affect Fall Creek and Fall Creek Commercial. He has been in discussions with them regarding the replacement of trees, sod and irrigation

There being no other business, a motion was made, seconded and approved to adjourn at 10:39 p.m.

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OPEN SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the meeting to order at 6:38 pm.

HOMEOWNER CONCERNS / REQUESTS:

Proposed Affordable Housing Project: The Board requested the attendance of RMWBH to provide potential options for protesting the affordable housing project close to Fall Creek. Eric Tonsul, an Attorney with RMWBH informed Homeowners he was there to listen and relay concerns to Sipra Boyd, Attorney of record who was unable to attend this meeting.

President Matt Carpenter has spent countless hours reaching out to community, state and local officials in a private capacity. The Board informed Homeowners present they are looking at all options to act on behalf of the Association but Homeowners will need to take action and show strong opposition for success and not solely rely on the HOA. Updates and events have been regularly posted on Nextdoor.com which is a private website unlike fallcreeklife.com which is public.

Concerns expressed by attending Owners are;

- Negative Impact on Home Values
- Stress on the school system
- Increased crime and traffic to an already congested area
- The lack of public transportation or infrastructure for pedestrian traffic

Stephen Kradjian stated the sales contract expired in May but it is possible the developer could extend so time is of the essence. Mr. Kradjian also mentioned that the project needs a utility commitment from WCID 49.

In addition to many other options discussed, Mr. Carpenter suggested Homeowners rent a bus to the state Capitol to show solidarity and possibly speak to legislators to protest the development. Kay Lentz has volunteered to spearhead the Austin trip and provide any other assistance for this and other events. Details for this and any other events will be posted on Nextdoor.com.

Carson Noble received a violation letter due to the nonconformity of his roof where there is a patch that is discolored. Mr. Noble purchased the home as a foreclosure with the roof discolored. He has looked at options such as painting the patch or replacing it but it is expensive. He requested the Board intervene and allow his roof to remain as is.

A motion was made to allow Mr. Noble two months to collect proposals to replace or find other options to conform.

Motion – Matt Carpenter

Second – Stephen Kradjian

Unanimous approval

Parks and Trails: Sara Varvarigos, a former urban planner from Canada proposed a new committee dedicated to the enhancement of the trails and parks in the Fall Creek community. She shared her vision of the purposes of the Committee. Sara Varvarigos and Brett Sileo, Homeowner and MUD 49 Board Member discussed the possibilities to obtain grants and funding from a variety of local and state entities.

Secretary Jonathan Jones moved to create a Parks and Outdoor Facilities Committee for the purpose of enhancing parks, expanding trails, creating meeting areas and overall improve the quality of life for Fall Creek residents.

Motioned – Jonathan Jones

Second – Hunter Montgomery

All in favor

RESOLVED, the Board moved to adopt a Parks and Outdoor Facilities Committee and established Sara Varvarigos as the Committee Chair who will appoint Committee Members.

COMMITTEE REPORTS:

P133 – Committee Chair Tom Jackson reported the only update is that there is a permit still pending from the Corp of Engineers. The report needs no action.

Website – Various updates, including the 2016 Pool Schedule, Policies and FAQ's were posted to the website.

Social Events Committee – The first Music in May had a record turnout. The street leading to the Sports Complex is not well lit and for those who have to park along the street to attend the events, improved visibility is desired. The SEC plans to purchase lanterns to improve this issue. The SEC needs more volunteers. CM will attend the next event to recruit volunteers and place an article in the next newsletter and on the website to increase the membership of the Committee in order to expand the concert events.

Tennis Committee – CM requested a meeting with Risher and Company and Tennis Committee Chair Carol McCloud in an effort to provide the Board with recommendations and a proposal for Administration of the Tennis Courts. The proposal was provided but Risher and Company could not attend this meeting.

Steve Wright and Joe Nevenglosky from the Tennis Committee were in attendance to approach the Board for some direction, clearly defined rules and policies for the Tennis Courts and better communication within the Tennis Committee. The Board is aware that there is a desire for expansion, to establish policies and make the courts open to more members. The Board will focus attention to address the key issues;

- Lessons-the possibility of providing Facilities Use Agreement for instructors
- Instructor Access
- Reservations

The Board plans to put an Administrator in place and will monitor the demand over the course of a year and provide community feedback. The goal is to provide equal access and to foster adults and children's programs. CM will contact Risher and Company and ask them to plan to attend the June meeting to review and discuss recommendations for the Administration of the Tennis Courts.

Crime Watch Committee – Matt Carpenter presented the statistics for April on behalf of the Committee. There are three (3) new Block Captains and two (2) were replaced. There is an issue with vehicles parking on streets and in cul-de-sacs causing navigation issues for the trash trucks. The Board would like an article in the newsletter informing Owners to avoid parking on the streets to be sure there is clear access for emergency vehicles, trash trucks and to deter burglary of motor vehicles which has increased over the past months. Mr. Carpenter and Brett Sileo will work on the article. The Board discussed additional patrols at night to combat the recent vehicle burglaries. CM will request the cost of additional patrols during hours that crime peaks.

Landscape Committee – The Committee report was unavailable for this meeting. Mr. Carpenter reported that he is working for commitments from the COH that Shooter and Lindsey is engaged during the reconstruction after the Water District completes work.

Gate Committee –CM met with members of the Committee to discuss;

- Purchasing additional signs – samples were provided in the Board Packet
- Purging the gate codes in the database
- The addition of one vendor code with defined hours of use (i.e. 7 a.m. to 8:00 p.m.)
- One personal code per household
- At 2016 National Night Out - Committee members and Crime Watch Block Captains will attempt to obtain Homeowner email addresses for better communication to the neighborhood.

The Board discussed the issues with the Fairway Crossing gate and want repairs to be made in five (5) days or less after an accident. The Board also wants Spectrum to provide potential gate companies who will better respond to the needs of the HOA to replace ICSH and have discussion with Spectrum gate access department to see what support they can provide when there are programming issues or questions to reduce reliance on ICSH. The Board would like to have an engineer review the Fairway Crossing entry gates and recommend options to redesign.

A motion to approve the Gate Committees sign recommendations and the placement of the signs will be determined by the Gate Committee.

Motion – Matt Carpenter

Second – Hunter Montgomery

Unanimous approval.

Pool Committee-The Board discussed the need for a backup plan for pool pumps and other special order equipment. The Board wants a pool equipment inspection performed by an independent contractor who can address potential mechanical failures. Jennifer Grillo suggested providing swim diapers in an effort to prevent pool closures.

A motion to purchase up to \$300.00 in swim diapers for distribution at the pool was made.

Motion – Stephen Kradjian

Second – Hunter Montgomery

Unanimous approval.

The Board discussed the SAMPLE Swim Team Use Agreement in the Board Packet. The Board would like to ask Gillian Boyer to review the SAMPLE agreement and provide edits and suggestions.

SECRETARY REPORT: The April 12th Meeting Minutes were provided in advance of the May 10th meeting for review. CM noted items that need amending.

Secretary Jonathan Jones motioned to approve the April 12th, 2016 Minutes as amended.

Motion- Jonathan Jones

Second-Stephen Kradjian

Unanimous approval

TREASURER'S REPORT: Treasurer Stephen Kradjian reported that according to the April financial reports, 11% of the 2016 Maintenance Assessments remain unpaid.

PRIOR BUSINESS:

FenceCrete inspection has been rescheduled due to weather.

2015 Resolutions – Tabled.

NEW BUSINESS: The Fall Creek Recreational Facilities Waiver drafted by RMWBH for Board consideration to consolidate all waivers currently employed by the Association.

After a brief discussion, a motion was made to approve the Facilities Use Agreement/Recreation Waiver.

Motion – Jennifer Grillo

Second – Stephen Kradjian

Unanimous approval

RESOLVED, the Board approved the use of the Fall Creek Recreational Facilities Waiver.

The Board would like to see the Fall Creek Recreational Facilities Waiver added to the notice of purchase documents at future closings. CM will research and report to Board in June meeting.

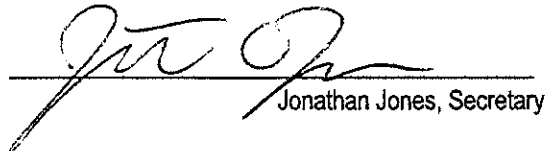
Jennifer Grillo would like to establish a Welcome Committee for Fall Creek that could reach new Homeowners to help them transition easily into the neighborhood. CM to request a SAMPLE Welcome Packet from Spectrum for the Board to review. The Board would like CM to contact Kay Lentz to spearhead this effort.

Mr. Carpenter discussed the possibility of a monument sign at Autumn Falls similar to the Whispering Falls. DL Meacham has been contacted to provide a proposal. Johnson Development has met with Ryland and Westin Homes to review the landscape and monument package for Water Oaks

NEXT PROPOSED MEETING DATE – May 10, 2016

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:39 P.M.


Jonathan Jones, Secretary