

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 9, 2014**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, September 9, 2014 at 2:00pm 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**

Rusty Campbell  
Charles Huete  
Fred Scibuola

**Guests in Attendance**

Lynne Bracale, 8011 Clearwater Crossing  
Carol/Charles McCloud, 8210 Emerald Meadow Ln

**Members not in attendance**

Jennifer Johnson  
Michael Cox

**PCMI**

Sarah Hudson

**I. CALL TO ORDER:**

A quorum was established and Rusty Campbell called the meeting to order at 2:01 p.m.

**II. ADOPT AGENDA**

The agenda was adopted unanimously with a motion from Fred Scibuola and second by Rusty Campbell.

**III. SECRETARY REPORT - APPROVAL OF MINUTES:**

1. AUGUST 12, 2014 BOARD OF DIRECTORS MEETING MINUTES

- i. The board reviewed a draft of the meeting minutes from the August 12, 2014 Board of Directors Meeting.
  - a) Motion – Fred Scibuola
  - b) Second – Rusty Campbell

(1) Unanimous approval

***RESOLVED**, the board approved the August 12, 2014 Board of Directors Meeting Minutes as presented.*

**IV. TREASURER REPORT – FINANCIAL REPORT**

1. The board received the financial report for August 2014.
2. Current assets were reported as \$2,856,591.91 with \$2,532,161.06 held in operating and investment accounts, \$324,430.85 held in the reserve fund, and \$18,157.00 as an outstanding liability due to Fall Creek HOA from Fall Creek Foundation Services.
3. Fall Creek HOA Total YTD Income was reported at \$2,762,865.88.
4. Fall Creek HOA Total YTD expenses were reported at \$1,418,533.20.
5. Serrano Creek/Fairway Crossing Income Total YTD was reported at \$139,681.75.
6. Serrano Creek/Fairway Crossing Total YTD expenses were reported at \$23,608.23.
7. Current assets for Fall Creek Foundation were reported at \$186,689.89 with YTD income at \$114,191.11.
8. The board requested the annual comparison of closing income collected over the past four years.
  - i. 2011 = \$52,603.28
  - ii. 2012 = \$78,071.57
  - iii. 2013 = \$107,083.59
  - iv. 2014 (through August) = \$97,792.25
  - v. 2014 (projected) = \$146,688.38

**V. MANAGEMENT REPORT**

1. The board reviewed the Action Item Report and provided updates on outstanding board action items.
2. The next scheduled community event is the Country Music & Chili Cook-Off on Saturday, October 11th from 6pm-9pm at the Fall Creek Sports Complex. A country band will perform. There will be a chili cook-off and contest for residents to participate and judge. There will be BBQ available for purchase.

**VI. COMMITTEE REPORT**

1. POOL COMMITTEE – Jonathan Jones provided the board the bid comparison for pool building repairs submitted by Property Services, Tuttle Construction, and McKenna Contracting. The board scheduled a meeting with Jonathan the week of September 15<sup>th</sup> to discuss the proposals in more detail and gather further information.

**VII. HOMEOWNER CONCERNS / REQUESTS**

1. Stonebridge Creek / Fall Creek Elementary School Traffic Concerns
  - i. Mitch Mehring will contact the county and request official parking signs to allow parking on one side of the street only.
  - ii. PCMI will contact the Fall Creek Elementary School principal requesting assistance from the school on advocating the correct way to drop off and pick up children at the elementary school to help reduce the use of the pedestrian gate on Stonebridge Creek.
2. Requests at Fall Creek Pool II (The Enclave at Mesa Rd).
  - i. The board received a request from the Landscape Committee to relocate the crepe myrtles around the perimeter of the pool. Relocating these trees will help reduce the landscape debris that blows into the pool. The board approved relocating the trees and installing a different type of bush, similar to the bushes along the wrought iron fence on Stonebridge Creek Ln, as buffer landscaping.
  - ii. The board received a request for additional lighting around the pool. The board requested PCMI obtain a proposal for two permanent light poles on the northwestern and southwestern corners of the pool directed towards Mesa Rd.
3. Tennis Court Concerns
  - i. The homeowner guests in attendance presented some concerns and requests regarding the tennis courts. They requested signage on the tennis courts with hours of operation and rules and regulations. The courts constantly have landscape debris. The board authorized the landscaper to blow debris daily when they are onsite performing landscape maintenance. PCMI will order new squeegees and brooms for the courts, and will issue a work order for a broken light on the north side of court #3. The board requested a proposal to install a temporary court separator.
  - ii. A motion was made by Charles Huete to establish a Tennis Committee with Charles McCloud as the committee chair. The motion was second by Rusty Campbell and carried with no opposition. PCMI will put Mr. McCloud in contact with David Kelly.

**VIII. UNFINISHED BUSINESS**

1. PROPOSALS / CONTRACT RENEWALS
  - i. PCMI – Service Agreement
    - a) The board approved to renew the PCMI Service Agreement for a 2 year term at an annual cost of \$94,200 plus any additional administrative costs as outlined in the Schedule of Charges.
    - b) The board approved the addendum to add dedicated administrative services for Fall Creek HOA. PCMI will provide one (1) full time employee dedicated for Fall Creek HOA to work at the Information Center.
2. 2015 PRELIMINARY BUDGET REVIEW:
  - i. A motion was made to approve the 2015 operating budget. The 2015 Annual Assessment will remain at \$950, reflecting no increase over the 2014 Annual Assessment. The board further resolved to split out the Serrano Creek and Fairway Crossing Neighborhood Accounts and Assessments. The Serrano Creek Neighborhood Fee will be \$800, reflecting a \$100 increase over the 2014 Neighborhood Fee. The Fairway Crossing Neighborhood Fee will be \$700, reflecting no increase over the 2014 Neighborhood Fee.

***RESOLVED**, accept the 2015 Budget, per the attached resolution hereto.*

***FURTHER RESOLVED**, the 2015 Annual Maintenance Assessment will be \$950.00 for all Lots reflecting no increase over the 2014 maintenance assessment.*

**FURTHER RESOLVED**, the 2015 Neighborhood Fee for Serrano Creek will be \$800.00, reflecting a \$100.00 increase over the 2014 Neighborhood Fee.

**FURTHER RESOLVED**, the 2015 Neighborhood Fee for Fairway Crossing will be \$700.00, reflecting no increase over the 2014 Neighborhood Fee.

- ii. The board requested that invoices be mailed by the first week in November.

**IX. NEW BUSINESS**

1. The board ratified the following expenditures that occurred after the previous board meeting:
  - i. Aztec Houston Rentals – NNO Event – cost for rental of tables and chairs  
*TOTAL = \$421.27*
  - ii. Billy’s Rebuilds Handyman Services – replace circuit board in fridge  
*TOTAL = \$210.00*
  - iii. Davanti Construction – *change order*  
remove/replace existing concrete holding water on Redstone Bend add sidewalk east of Austin Cove Ln to gated community (Tangle Creek to Fairway Crossing) with wheel chair ramp  
*TOTAL = \$21,000.00*
  - iv. GHPM – Pool II - add six weir gates to skimmers  
*TOTAL = \$280.00*
  - v. McKenna Contracting – Pool II - purchase/install lifeguard chair  
*TOTAL = \$3,539.77*
  - vi. Shooter & Lindsey – replace stolen backflows and install cages  
*TOTAL = \$7,178.00 (replace 5 stolen backflows)*
  - vii. Shooter & Lindsey – landscape extras to clear area and remove dead trees along CPE easment Northwest corner behind Rustling Oaks (Fall Springs Ln) Northern side of Soaring Pines  
*TOTAL = \$5235.00*
2. The board unanimously approved the following proposals:
  - i. Cypress Holiday Decorating Concepts  
Holiday Decorating 2014  
*TOTAL = \$21,841.06*
  - ii. GHPM  
Replace sand with Two Neptune Benson Sand Filters  
*TOTAL = \$6,844.00*
  - iii. Shooter & Lindsey  
Easement mowing along Mesa Rd ditch (east and west)  
*Various sections*  
*TOTAL for all sections = \$9,620.00*
3. The board received a proposed amendment to the GHPM Pool Service Agreement regarding removal of the Safety Break. The board tabled review of this to receive clarification and confirm the OSHA Requirements for employee breaks.
4. The board reviewed the updated Flag Policy prepared by Roberts Markel Weinberg Butler Hailey in accordance with the new state legislation. The board adopted the flag policy as presented.

A motion was made by Fred Scibuola and second by Rusty Campbell to enter executive session at 4:45 pm. Upon adjourning from executive session at 4:52 p.m. the board reported the following items which were decided or resolved during executive session.

**X. MAINTENANCE FEE COLLECTION STATUS UPDATE**

1. The board reviewed waiver requests submitted by two homeowners and provided PCMI with their decision and approval on the waiver amounts.

**XI. DEED RESTRICTION ACTION ITEMS**

1. PCMI provided the board with a deed restriction status on properties inspected in August.

**ADJOURNMENT:**

The next scheduled Board Meeting is to be held on Tuesday, October 14, 2014 at 2pm 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 4:52 p.m.

  
Fred Scibuola - Secretary