

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
EXECUTIVE SESSION MEETING MINUTES  
APRIL 11, 2017**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, April 11, 2017 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**

Matthew Carpenter, President  
Jennifer Grillo, Vice President  
Stephen Kradjian, Treasurer  
Tom Jackson, Asst. Secretary/Asst. Treasurer

**Management Present**

Spectrum - Troy Lively  
Spectrum - Rebecca Atkinson  
Spectrum – Stacy Allen  
Spectrum - Anita Nunez

**EXECUTIVE SESSION**

**CALL TO ORDER:**

A quorum was established and President Matthew Carpenter called the Executive Session to order at 5:35 p.m.

Board reviewed and discussed the Associations Attorney's Opinion on Leases and Single Family Status. Vice President Jennifer Grillo will be reviewing the Legal Opinion with Sipra to weigh further action.

**BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES  
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**OPEN SESSION**

**CALL TO ORDER:**

A quorum was established and President Matthew Carpenter called the meeting to order at 6:32 p.m.

**HOMEOWNER CONCERNS / REQUESTS:**

Three Homeowners were present. The Board heard their concerns and requests and have the following action items

- Get community landscaper to clear out the area behind Piney Point for overgrowth.
- Get pricing for two additional stop signs in Fairway Crossing.

**COMMITTEE REPORTS:**

**Pool Committee** – Stephen Kradjian presented for the Pool Committee.

**Parks and Trails:** Sara presented for the Parks and Trails committee requesting a Master Plan for the future of the Parks and Trails in Fall Creek. She has selected to go with TBG Partners proposal. This was approved in the amount of \$13,750.

Motion – Stephan Kradjian  
Second – Jennifer Grillo  
All in favor, Motion Passed

**P133**– Committee Chair Tom Jackson presented for the P133 committee.

**Crime Watch Committee** – The Board reviewed the report provided by the Crime Watch Committee. The Committee chair announced his resignation. Vice President Jennifer Grillo will attend the next Crime Watch committee to give expectations and ensure the committee elect a new Chair Person. The Board spoke with the on duty Harris County Sherriff's Officer about their concern with break-ins and ensuring the HCSD are continuing to make their presence known within the community.

**Social Events Committee** – Jennifer Grillo presented for the Social Committee.

**Tennis Committee** – The Board reviewed the report provided by the Tennis Committee.

**Landscaping Committee** – Carol Deeb presented for the Landscaping Committee and spoke of future projects and their work with the Parks and Trails Committee and the Master Plan.

**SECRETARY REPORT:** The March 11, 2017 Meeting Minutes were provided in advance for review.

Motioned to approve the March 11, 2017 Meeting Minutes with a few spelling corrections of names.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed.

**TREASURER’S REPORT:** Stephen Kradjian discussed March financial report findings.

Stephen Kradjian motioned to approve the Treasurer's Report

Motion- Stephen Kradjian

Second- Tom Jackson

All in favor, Motion Passed.

**PRIOR BUSINESS:**

**Street Lights:** The Board reviewed the bids for CenterPoint to add additional streetlights within the community to match existing lights. These bids included Red Stone View Dr. which will require an easement grant for CenterPoint to install at this location. The Board approved this easement grant. Additional streets in the proposal were Aldine Bender, Fall Creek Preserve and Fall Creek View. These were approved contingent on reviewing the placement maps for the new streetlights and reviewing the cost for Aldine Bender, which was significantly higher than the other bids. CenterPoint has also stated they can transition all Cobra Style Street Lights in the community to LED at no cost to the Association. This will decrease the Communities electrical bill by up to 40%. The Board approved all bid’s in the amount of \$57,576.

Motion – Stephen Kradjian

Second – Matt Carpenter

All in favor, Motion Passed

**NEW BUSINESS:**

**Pressure washing Monuments, wall caps, and playgrounds in Community:** The Board reviewed the four bids that they received to Pressure wash the Monuments, Wall Caps and Playgrounds in the Community. The Board has selected the bid for Blastin Clean in the amount of \$12,337.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**Mosquito Spray Contract:** The Board reviewed the new Mosquito Spray Contract and approved the contract in the amount of \$242.

Motion – Matthew Carpenter

Second – Stephen Kradjian

All in favor, Motion Passed

**Board Meeting scheduled for May 9, 2017 at 5:30pm at Clubhouse at Fall Creek.**

**Adjournment**

With no further business to discuss, the meeting was adjourned at 8:58 P.M.

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Jonathan Jones, Secretary