

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
JANUARY 10, 2017

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

Matt Carpenter, President
Jennifer Grillo, Vice President
Jonathan Jones, Secretary
Tom Jackson, Treasurer

Management Present

Spectrum - Troy Lively
Spectrum - Mary Fisher
Spectrum - Anita Nunez
Spectrum - Jennifer Roberson
Spectrum - David Wilkinson

OPEN SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the Open Session to order at 5:37 p.m.

BOARD APPOINTMENT OF VACATED SEAT

Secretary Jonathan Jones motioned to have Stephen Kradjian fill unexpired term of the vacated director seat.

Motion – Jonathan Jones
Second – Tom Jackson
All in favor, motion passed

RADIFICATION OF BOARD VOTE TO APPOINT OFFICERS

Director Tom Jackson motioned to ratify the board vote to appoint officers.

Matt Carpenter, President
Jennifer Grillo, Vice President
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer
Tom Jackson, Assistant Secretary/Assistant Treasurer
Motion – Tom Jackson
Second – Matt Carpenter
All in favor, motion passed

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BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
JANURARY 10, 2017**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, January 10, 2017 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

Matt Carpenter, President
Jennifer Grillo, Vice President
Jonathan Jones, Secretary
Stephen Kradjian, Treasurer
Tom Jackson, Asst. Secretary/Asst. Treasurer

Management Present

Spectrum - Troy Lively
Spectrum - Mary Fisher
Spectrum - Anita Nunez
Spectrum - Jennifer Roberson
Spectrum - David Wilkinson

OPEN SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the meeting to order at 6:48 p.m.

HOMEOWNER CONCERNS / REQUESTS:

Owners presented a request to collaborate with the Boy Scouts of America to provide bird houses, bird feeders and duck houses. The board requested additional information and referred the homeowner to work with the Parks and Trails Committee.

COMMITTEE REPORTS:

Pool Committee - The Board considered recommendations from the committee to consider changing the pools hours for the 2017 pool season to meet homeowner demand.

The following maintenance items were discussed:

- Pool pumps - The pumps have been ordered and will be stored with Aquatic Advisors upon their completion.
- Repair of the hot tub blower - Repair has been completed.
- Repair of a deck drain issue - Repair has been completed.

The Aquatics Advisors contract needs to be revised and renewed for 2017. Spectrum will request updated pricing for the new hours and will present a new contract to the board.

Landscape Committee - The board has requested Spectrum to provide bids for the 2018 landscaping contract. It was noted that the board wishes to have 3 seasonal plantings in the new bids.

Parks and Trails: The Parks and Trails Committee provided a detailed monthly report prepared by GDS. The board has requested to have GDS attend the February meeting.

P133– Committee Chair Tom Jackson presented for the P133 committee. The Committee the completion of repairs between Maple Creek and Pine Crest village as well as to the bridge over Mesa. .

Crime Watch Committee - Nothing to report.

Website Committee - Evanthia Granville reported for the Website Committee. She suggested revisions to the website and the board signed a renewal contract for website maintenance.

Gate Committee – Nothing to report.

Social Events Committee – Nothing to report.

Tennis Committee – Steve Wright reported for the Committee. The committee reported they have completed the preparations for the upcoming Kids Tennis Clinic. They also reported a lighting fixture is in need of repair at the tennis courts.

SECRETARY REPORT: The November 15, 2016 Meeting Minutes were provided in advance for review.

Jonathan Jones motioned to approve the November 15, 2016 Meeting Minutes with amendments as stated.

Motion- Jonathan Jones

Second- Stephen Kradjian

All in favor, motion passed.

TREASURER'S REPORT: Stephen Kradjian discussed November financial report findings. The board requested the consolidation of invoices and provided a preferred reporting format. Spectrum will send updated November report to Board for review.

Stephen Kradjian motioned to approve the Treasurer's Report as noted:

Motion- Stephen Kradjian

Second- Jonathan Jones

All in favor, motion passed.

PRIOR BUSINESS:

Street Lights: The Board has requested Spectrum to obtain bids for the addition of street lights in Amberwood on Aldine Bender as well as on Fall Creek View and Fall Creek Preserve.

Holiday Decor: The Board reviewed this year's holiday decor and requested the addition of decor on Fall Creek View to unify the community and notated that increased response to outages should be discussed when ordering services next year.

Pool Contract: The Board has requested modifications to the proposed pool contract with Aquatic Advisors.

Amberwood Street Lights: The Board has requested

Harris County Sheriff's Contract: The Board signed the 2017 renewal of the Harris County contract.

Stephen motioned to approve the 2017 Harris County Sherriff's contract.

Motioned – Stephen Kradjian

Second – Jennifer Grillo

All in favor, motion passed

Trash & Flag Policy Resolutions: The Board adopted the policy regarding trash receptacles with changes.

Matt Carpenter motioned to approve the trash policy.

Motioned – Matt Carpenter

Second – Stephen Kradjian

All in favor, motion passed

The board adopted the first amendment to the flag display policy.

Jonathan Jones motioned to approve the flag policy.

Motioned – Jonathan Jones

Second – Matt Carpenter
Opposed - Jennifer Grillo, motion passed

NEW BUSINESS:

Signtex Outdoors: The Board approved to replace the Fall Creek Banners. The board also asked for additional bids to add banners along Wilson Road, Fall Creek View and Fall Creek Preserve.

Matt motioned to approve the proposal in the amount of \$2,880.

Motioned – Matt Carpenter

Second – Stephen Kradjian

All in favor, motion passed

Landscaping Proposal: The Board reviewed landscaping proposals provided by the Landscaping Committee. The board is requesting clarification of scope of work. Three of the proposals were tabled pending additional details.

Jonathan motioned to approve the Shooter & Lindsey proposal for Serrano Creek cul de sac crape myrtle planting in the amount of \$3,185.00

Motioned – Jonathan Jones

Second – Matt Carpenter

Stephen abstain, motion passed.

Board Meeting scheduled for February 14, 2017 at 5:30pm at Clubhouse at Fall Creek.

Adjournment

With no further business to discuss, the meeting was adjourned at 9:13 P.M.

Jonathan Jones, Secretary