

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

July 19, 2016

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, July 19, 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

EXECUTIVE SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the Executive Session to order at 5:40 p.m.

Committee Guidelines: The Board discussed and edited a draft of the Committee Guidelines.

After discussion, a motion was made to adopt the Fall Creek Committee Guidelines

Motion – Jonathan Jones

Second – Stephen Kradjian

Motion passed.

RESOLVED, the Board adopted the Fall Creek Committee Guidelines.

Maintenance Fee Collection / Delinquent Accounts: Approximately 7% of Homeowners owe 2016 assessments. There were no actions before the Board as of this meeting.

Fall Creek foreclosure: The Board wants CM to follow up on the status of the 2016 property taxes and provide update in August meeting.

Deed Restriction Violation Report/Homeowner Issues: No items for escalation or Board approval at this time.

Risher & Company Contract: The Board discussed the decision to approve the Risher & Company contract in the June meeting.

After discussion, Stephen Kradjian made a motion to rescind the approval of the Risher & Company contract.

Motion – Stephen Kradjian

Seconded – Hunter Montgomery

Unanimous approval, motion passed.

There being no other business, a motion was made, seconded and approved to adjourn at 6:39 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 6:39 p.m.

HOMEOWNER CONCERNS / REQUESTS:

Speeding: Several Owners expressed ongoing concerns about speeding in the neighborhood. Matt Carpenter maintains that the Deputies are working to address speeding and to lower the speed limit to 20 mph would involve a petition with signatures of over 50% of the community.

Bellows Falls Parking Issues: No parking signs have been installed. An 18 -Wheeler has been towed according to Deputy Mehring.

Pet Issues: Pets off of leashes and pet waste is an issue. The Board would like to have FOPAWS write a small article addressing leash and pet waste laws. The Board would like the CM to add message to the website periodically to address common community issues and provide information on what steps to resolve are taken.

Mrs. Lewis reported issues with a neighbor. CM will contact Mrs. Lewis directly to help resolve.

Trip Franty requested that the Deputies concentrate efforts to reduce speeding during rush hour. He also wanted to know the status of the investments of the Association. Mr. Kradjian will be working with Spectrum in the near future regarding investment strategies.

COMMITTEE REPORTS:

Tennis Committee – No report from the Tennis Committee as of this meeting.

P133 – Committee Chair Tom Jackson reported that Phase 1 is underway. The bridge area is complete and the area behind and along Maple Creek will take approximately 90 days. Next will be the area behind Wynnwood which is twice the size of Maple Creek. Permits are in place. Tom also plans to contact the Pipeline Companies/Operators and Texas Railroad Commission with concerns near the pipeline that pose a concern.

Parks and Trails: Sara Varvarigos presented the Committee report. Sara has been collaborating with WCID 96 to create a ten (10) year Master plan and looking into available grant money. The grant writer position has been narrowed to a few candidates. A trail designer has been out and will provide feedback gratis to the Association. The Committee has also reached out to the City of

Houston, the Golf Club of Houston and plans to contact Fall Creek Elementary. Sara will attend the next MUD 49 meeting. Areas behind Wynwood are being considered for feasibility. Mr. Carpenter provided contact information Sara with the contact information of a polling company for a future survey.

The Board asked Sara to provide CM with 2017 budget requests.

Mr. Carpenter reported MUD 49 was approached to fund a portion of the paved road to the Sports Complex. MUD 49 would agree to fund 50% and would like Fall Creek Homeowners Association to consider funding the remaining 50%. There are parking concerns that need to be considered before the HOA commits to funding.

Website Committee – Access Conversion announcement was posted to the website in July.

Gate Committee – No report.

Social Events Committee – Jennifer Grillo reported the Fourth of July fireworks event was heavily attended and reviewed the upcoming events for the remainder of 2016 will consist of Moonlight Movie Night, Concert and Cookoff and Breakfast with Santa. Mr. Kradjian would like to see more music events over the course of the year.

Crime Watch Committee – Fred Scibuola presented the statistics for June on behalf of the Committee. According to the statistics there have been no major incidents in 450 days. A reporter from Channel 13 has plans to interview the Neighborhood Crime Watch Committee or Chair. Deputy Peterson is providing a weekly report to the Committee (Fred). Mr. Scibuola suggested contacting the HCSO for details on the installation of speed counter to help deter speeding in the community.

National Night Out – Mr. Scibuola provided a budget for review at the meeting for the event. A planning meeting is scheduled for August 3, 2016. They need more volunteers. More details for the event to come. Anyone in uniform will be fed first at this year's event and going forward.

Landscape Committee – Photos of the Yard of the Season winners are now being posted on the website. The Committee is planning their projects for the 2017 budget year and 2016 projects are well underway.

Pool Committee- RMWBH has the Swim Use Agreement and will provide review in the coming week. The Pool Committee met and reviewed outstanding and future projects. CM will meet separately with Aquatic Advisors who was unable to attend the Committee meeting and provide an update to the Committee in the next meeting. Pool Committee Chair will be working on the 2017 budget and capital projects with CM.

The Hancock Pool inspection was reviewed and discussed. They made the recommendation to replaster the pools. CM will provide 3 bids to replaster pools for Board review. Mr. Carpenter would like CM to ask about Pebble Tec as an alternative to plastering. Mr. Kradjian would like CM to ask Hancock if they have recommendations for storing pool pumps.

SECRETARY REPORT: The June 14, 2016 Meeting Minutes were provided in advance for review.

Stephen Kradjian motioned to approve June 14, 2016 Meeting Minutes as written.

Motion- Stephen Kradjian

Second- Jonathan Jones

Unanimous approval.

TREASURER'S REPORT: Treasurer Stephen Kradjian reported that according to the financial reports, 7% of the 2016 Maintenance Assessments remain unpaid and we are on target for what was budgeted. Mr. Kradjian would like Spectrum to;

- Provide Foundation financials in the next packet
- Clarify bank charges
- Review expense allocations and review the Capital expenses for proper allocation

CM confirmed the POA transfers to the HOA for the Joint Use Agreement are pending. The endowment fees transfer to the Foundation from the HOA will be completed and should be reflected in the July Financials.

The Board wants the expenses for the access conversion allocated to Capital. The Board also wants expenses and reimbursements for the gate accidents at Fairway Crossing to go through the Capital Improvements.

Mr. Kradjian reported Spectrum has a goal to have the 2017 budget approved by October 2016. CM will work with the Committees on their individual 2017 budget projects for Board review.

CM will need to contact Westin and CalAtlantic for projected sales for 2017.

PRIOR BUSINESS:

Section 21-Easement: A draft of the cover letter was provided for Board review. Jonathan Jones will add an expiration date in the draft and resend to the Board.

Welcoming Committee – CM provided a Welcome Packet for the Board to review and consider.

Committee Guidelines: The Board reviewed, edited and adopted the Committee Guidelines in Executive Session. CM will send to RMWBH for review and to Committees. Board would like CM to emphasize the requirement to post the Committee Meetings on Nextdoor.com.

Proposal for Autumn Falls Monument Sign: The Board considered a proposal for an Autumn Falls Monument.

A motion was made by Matt Carpenter to approve the proposal from DL Meacham in the amount of \$34,220.00 for the installation of the Autumn Falls monument.

Motion – Matt Carpenter

Seconded – Stephen Kradjian

Motion passed.

RESOLVED, the Board approved the proposal to install the Autumn Falls monument.

Mr. Carpenter asked Anita Nunez to confirm with CalAtlantic and Westin the village names will be inset in future walls.

Fairway Crossing Access Gate Scope of Work: CM and Mr. Carpenter will work on this project as soon as time permits.

Landscape Contract: Tabled for 2017.

NEW BUSINESS:

Ratify decisions between meetings:

SAM recommended closing the New First Bank Operating Accounts due to incompatibility with SAM accounting program.

Mr. Kradjian motioned to close the New First Operating Accounts as recommended.

Motion – Stephen Kradjian

Seconded – Hunter Montgomery

Motion passed.

RESOLVED, the New First Bank Operating accounts will be closed.

The Board was asked to review the ACC application for driveway extension at 14202 Red Creek Cove.

After review, the Board agreed to approve the ACC application.

Motion - Matt Carpenter

Seconded – Stephen Kradjian
Unanimous approval.

NEXT PROPOSED MEETING DATE – August 9, 2016

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:33 P.M.

Jonathan Jones, Secretary