

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**OPEN SESSION MEETING MINUTES**  
**MARCH 7, 2017**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, March 7, 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**

Jennifer Grillo, Vice President

Stephen Kradjian, Treasurer

Tom Jackson, Asst. Secretary/Asst. Treasurer

**Management Present**

Spectrum - Troy Lively

Spectrum - Rebecca Atkinson

Spectrum - Anita Nunez

**OPEN SESSION**

**CALL TO ORDER:**

A quorum was established and Vice President Jennifer Grillo called the meeting to order at 6:30 p.m.

**HOMEOWNER CONCERNS / REQUESTS:**

Four homeowners were present at the meeting to discuss a disruptive neighbor in their Village.

The Board made a motion to speak with the Associations Attorney about any further actions the Association should take to ensure the Association is doing all that it can to help rectify this issue.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**COMMITTEE REPORTS:**

**Pool Committee** – The Board approved and signed the pool contract for renewing Aquatic Advisors contract.

Motion – Stephen Kradjian

Second – Jennifer Grillo

All in favor, Motion Passed

The board approved the 2017 Pool Schedule as is.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**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. The Board requested that she get proposals for the Master Plan and bring to the next meeting.

Brett Sileo Spoke on a grant for additional sidewalks in the community to provide safe routes to school and access to and from the neighborhood.

**P133**– Committee Chair Tom Jackson presented for the P133 committee. Tom spoke about the completion of construction and permits they are waiting for.

**Crime Watch Committee** - Nothing to report. The Board has requested a committee member be present at the next board meeting. The Board has not seen a report from the Committee and would like a report to be presented about Flash Points in the community.

**Website Committee** – Nothing to report.

**Gate Committee** – The board approved the bid for upgrading the Gate Camera's for Serrano Creek and Fairway Crossing in the amounts of \$6,769.00 for Fairway Crossing and \$6,373.00 for Serrano Creek.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

Board approved the gate times being changed to 25 seconds until further review.

Motion – Jennifer Grillo

Second – Stephen Kradjian

All in favor, Motion Passed

**Social Events Committee** – Jennifer Grillo presented for the Social Committee. Jennifer spoke about the Spring Spectacular event to replace the current Bunny Run for the year.

**Tennis Committee** – Steve Wright reported for the Committee. Steve requested a Tennis Amenity Structure near the tennis courts. The Board approved \$2000.00 for a design on the structure to be located next to the bathrooms.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

Steve requested an information board be made and set up near the Tennis Courts. The board approved up to \$1000.00 to be used for the design and build. Board would like to approve the size.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**Landscaping Committee** – Jennifer Grillo spoke about the Garden Party event. The Landscaping committee has requested adding a Trash Can in the Fairway Crossing section.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**SECRETARY REPORT:** The February 14, 2017 Meeting Minutes were provided in advance for review.

motioned to approve the February 14, 2017 Meeting Minutes.

Motion- Jennifer Grillo

Second- Stephen Kradjian

All in favor, motion passed.

**TREASURER'S REPORT:** Stephen Kradjian discussed February 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 Tabled the bid for Centerpoint street light proposal until all Bids are in.

**Autumn Falls Monument:** The Board reviewed the updated bid change for the required permit. The board has approved up to \$2500.00 for the required permit.

Motion – Stephen Kradjian

Second – Jennifer Grillo

All in favor, Motion Passed

**Clubhouse Rental Agreement:** The board reviewed the Clubhouse Rental Agreement, Jennifer Grillo will revise prices and present at next Board meeting.

**Clubhouse Renovations:** The Board reviewed the current task list for the Clubhouse Renovation Contract and have approved up to \$12,000.00 to be used for the renovations.

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**NEW BUSINESS:**

**Landscapers Scope of Work:** The Scope of work was presented and Reviewed by the Board to get a competitive bid for renewal in August.

**Board Meeting scheduled for April 11, 2017 at 5:30pm at Clubhouse at Fall Creek.**

**Adjournment**

With no further business to discuss, the meeting was adjourned at 9:24 P.M.

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Jonathan Jones, Secretary