

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**OPEN SESSION MEETING MINUTES**  
**May 9<sup>th</sup>, 2017**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, May 9<sup>th</sup>, 2017 at 6:30p.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 – Rebecca Atkinson  
Spectrum – Jennifer Roberson  
Spectrum – Anita Nunez

**OPEN SESSION**

**CALL TO ORDER:**

A quorum was established and President Matthew Carpenter called the meeting to order at 6:45 p.m.

**HOMEOWNER CONCERNS / REQUESTS:**

Nine Homeowners were present. The Board heard a concern from one Owner regarding:

- **Lakepoint section** – traffic/construction/large trucks (Fall Creek Preserve just before Magnolia Falls, no construction orange sign, ask Rusty for info (Ridgeworth (one already exists)), no street sign at Beltway entry, Deputy on Duty will check. Development on Fall Creek Preserve motel and apartment complex going in out of HOA control, sign in back section “Autumn Falls”, “Magnolia Falls” & Fall Creek entry sign on F.C Preserve planned.

**COMMITTEE REPORTS:**

**Tennis Committee** – full pricing not available for informational sign. The Committee has requested lower pricing and info available for storage facility but will present to Board at a later Date.

Free clinic held a week ago– 77 registered, 40 went to teddy tennis. 7-12 age group interested in programs not lessons. Class option for Saturday 9-10am for beginner & intermediary levels, concern is HOA needs to collect the funds and possibility to recover some costs to supplement tennis committee costs. Will need 1099 for coaches, there was concern as to how funds are collected/deposited, etc. The Board discussed different options which will be determined at a later date.

Taping tonal lines on green courts since residents are putting down their own tape - \$950 for 2 courts, Board agrees to try 1 court with tonal lines and reconsider for future lines. Director Kradjian requests another backboard (court 4) and extend the board on court 2. Consider shade trees to add in more shade for more use of all courts. Request from Landscaper with optimal locations as well as pricing.

**Pool Committee** – Survey by a Homeowner was posted on Nextdoor for extending pool 2 season on a SAYOR basis has been tabled by the Board. Dumpster at Pool 2 issues with inappropriate dumping, ask for WCID 96 2-96 gallon cans and coordinate pick-up, Shooter Lindsey ask them for trashcans and clear out cans when they do the rest in community. Cameras tabled until after swim season. Shower stream is not functioning properly, the Board has requested Aquatic Advisors re-check this. Hot tub is down need to send posting once its fixed.

**Parks and Trails** - Director Carpenter presented for the Parks & Trails committee, Tom, Steven & Matt met with P&T to meet with landscape architect on initial plan. Goal was to have draft for June meeting.

**P133**– Committee Chair Tom Jackson presented for the P133 committee. Continuing pressure on congressman.

**Crime Watch Committee** – April stats were provided to the Directors. Supervisor of Dispatch was present along with deputies on duty to discuss HCSD protocol. Dispatch reiterated that Cellphone callers must provide address to be identified as Fall Creek.

**Social Events Committee** – Vice President Jennifer Grillo presented for the Social Committee. Music in May first event last weekend went well.

**Gate Committee** – Vice President Jennifer Grillo presented for the Gate Committee, ICS presented on system and functions of the Gate at last meeting. Gate Committee wanted to revisit shortening the open time but pending committee feedback. Board wants committee to confirm recommendation from ICS.

**Landscaping Committee** – Joint meeting with P&T.

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

Motioned to approve the April 11th, 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 95% collected. Director Kradjian advised he has not completed full cursory review and wants to hold.

**PRIOR BUSINESS:**

**2-way stop sign and road bumps for Fairway Crossing were proposed to the Board. Merit Services bid in the amount of \$1171.81 was approved.**

Motion – Matt Carpenter

Second – Stephen Kradjian

All in favor, Motion Passed

**NEW BUSINESS:**

**Boy Scouts Flag Display – 126 flags at 25 entrances and 3 intersections, \$30/year/flag = \$3780 annual cost, need to add in Water Oak area plus 4 for Rustling Oaks (12 additional) - \$4140 annual cost for additional flags *add to agenda for ratifying decision in June***

Motion – Stephen Kradjian

Second – Tom Jackson

All in favor, Motion Passed

**Sidewalks in Fairway Crossing** – bids are not in yet, still pending.

**Electricity Rate** – Infinity Power proposal was provided to the Board for review. The Board approved a 48-month term, 3.52 cents beginning in 2018.

Motion – Matt Carpenter

Second – Stephen Kradjian

All in favor, Motion passed

**Fish re-stocking was proposed for the following lakes** – Lakepoint, Water Crest, Serrano, Fairway lakes, Lake Management proposal in the amount of

Motion – Stephen Kradjian

Second – Tom Driscoll

All in favor, Motion Passed

**Best Plumbing** provided a proposal to replace the damaged Water Fountain at the Main Park in the amount of \$2212.19. Proposal approved. Board requested they add in annual calendar Winterization plan that does not include complete shut-off.

Motion – Stephen Kradjian

Second – Tom Driscoll

All in favor, Motion passed

**Board Meeting scheduled for June 13, 2017 at 5:30pm at Clubhouse at Fall Creek.**

### **Adjournment**

With no further business to discuss, the meeting was adjourned at 9:11 P.M.

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Jonathan Jones, Secretary