

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**OPEN SESSION MEETING MINUTES**  
**November 15, 2016**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, November 15, 2016 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  
Hunter Montgomery, Assistant Treasurer

**Management Present**

Spectrum – Troy Lively  
Spectrum – Mary Fisher  
Spectrum – Anita Nunez  
Spectrum – Jennifer Roberson

**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 discussed concerns with the Board's' use of social media and correspondence with the community and safety concerns with excessive speeding and visibility concerns due to tall landscaping.

**COMMITTEE REPORTS:**

**Pool Committee-** The Board considered recommendations from the committee in regard to the following:

- order 4 pumps and if not cost prohibitive, overhaul the pumps that are currently in place for emergency replacement in the future.
- Repair of the hot tub blower switch which is currently not functioning.
- Repair of a deck drain issue
- Completion of pool 2 re-plastering and expansion joint repair
- Installation of a shade cover at pool 2
- Completion of a landscape improvement project

The Board would like to consider alternative materials for the pool 2 re-plaster project. Spectrum will obtain updated proposals for the pool re-plaster project including alternate material options and cost for expansion joint repair in addition to cost for the drain repair work needed for Board consideration.

The Aquatics Advisors contract needs to be revised and renewed for 2017. Pool contract to be amended so it ends in fiscal period (Dec./Jan.) and include 2017 swim schedule. Spectrum will update the contract and present to the Board for approval.

Stephen Kradjian motioned to approve purchasing pumps 1, 3 & 6 and Repair of hot tub per AA proposal #566 for \$2900

Motion – Stephen Kradjian

Second – Jennifer Grillo

All in favor, motion passed

The Board briefly discussed open item related to cost/feasibility of cameras at Pool 2. Board is not in agreement to proceed.

The Board has decided to table the installation of the shade structure and the landscape projects (defined by landscape committee).

The Board previously approved the swim team agreement and Directors Matt and Jonathan executed the agreement at the meeting.

**Landscape Committee** - Garden party planning in progress. Pending completion of meetings with architects to review:

Mailbox replacement/median project – Board requests Landscape Architect to work with Committee on developing “xeriscaping” at mailbox areas

**Crime Watch Committee** –Wilson Orr reviewed the statistics and alerted the Board to recent activity in the community. He also reported that the recent safety class was well attended. The Board expressed concern that the crime statistics for MUD49 is not being reflected in the community reports. The Crime Watch Committee will develop a plan to ensure accurate statistics are presented and the community is receiving appropriate coverage. Mr. Orr announced that the Crime Watch signs have been installed by Precinct 4.

**Parks and Trails:** Sara Varvarigos presented for the Parks and Trails Committee. The Committee is requesting a budget approval of \$20,000 for 2017 to begin the first phase of the Master Plan concept Sara presented at the October meeting. The Board agreed this was a necessary expense and will add this to the 2017 budget.

Pool 2 park play structure was inspected and McKenna has ordered a new railing to decrease the possibility of a fall hazard.

**P133** – Committee Chair Tom Jackson presented for the P133 committee. The Committee reported an upcoming meeting with Gene Green to discuss the project. Board member Stephen Kradjian will attend to represent the Board.

**Website Committee** – Access Conversion and events are continually updated.

**Gate Committee** – Nothing to report.

**Social Events Committee** – The Fall Creek Concert & Cook-Off was well attended. The committee held their annual meeting on November 1<sup>st</sup> and the 10 homeowners attended. Event preparations are currently underway for Breakfast with Santa.

**Tennis Committee** – Joe Nev reported for the Committee. The committee reported that they are finalizing plans for the end of 2016 which will include having the courts power washed. Court surface damaged was reported. The Committee asked for approval of the Teddy Tennis program.

Stephen Kradjian motioned to approve Teddy Tennis on a provisional basis pending the Committee developing a more comprehensive program plan by the end of the first quarter of 2017.

Motion – Stephen Kradjian

Second – Jonathan Jones

All in favor, motion passed.

**SECRETARY REPORT:** The October 11, 2016 Meeting Minutes were provided in advance for review.

Jonathan Jones motioned to approve the October 11, 2016 Meeting Minutes with amendments as stated.

Motion- Jonathan Jones

Second- Jennifer Grillo

All in favor, motion passed.

**TREASURER'S REPORT:** Stephen Kradjian discussed current cash flow report findings including over-expensed line items related to Security Patrol Services, Pool Maintenance and Security Service Reimbursement. Spectrum will confirm current balances and reason for over expense. Spectrum will all send updated October cash flow report to Board for review. The Board previously reviewed the 2017 budget and formally approves with the amendment to the Parks & Trails budget – increasing the previously budgeted \$15,000 budget to \$20,000 and decreasing the Transfer to Reserve \$5,000. Hunter moves, Stephen 2nds all approve.

Hunter Montgomery motioned to approve the 2017 budget as noted:

Motion- Hunter Montgomery

Second- Stephen Kradjian

All in favor, motion passed.

**PRIOR BUSINESS:**

**Annual Meeting Preparations:** The Board has requested for the Committees to host a table at the annual meeting. Presentation for the meeting was discussed and Spectrum will update the previous Powerpoint and send to the Board for further feedback. The Board agreed to hold their organizational meeting following the election on December 17<sup>th</sup>.

**NEW BUSINESS:**

**Fitness Center:** The Board approved to replace the treadmill in the fitness center as the repair cost exceeded its current value.

Stephen motioned to approve the purchase of a Precor Treadmill in the amount of \$4082.65.

Motioned – Stephen Kradjian

Second – Matt Carpenter

All in favor, motion passed

**FenceCrete Proposal for Water Oak:** The Board approved the FenceCrete proposal for \$10,986.

Matt motioned to approve the FenceCrete proposal for Water Oak.

Motioned – Matt Carpenter

Second – Stephen Kradjian

All in favor, motion passed.

**Annual Meeting scheduled for December 13, 2016 at 7pm at Fall Creek Elementary School.**

**Adjournment**

With no further business to discuss, the meeting was adjourned at 9:58 P.M.

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Jonathan Jones, Secretary