

**FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
AMENDED EXECUTIVE SESSION MEETING MINUTES
September 13, 2016**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, September 13, 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
RMWBH – Sipra Boyd

EXECUTIVE SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the Executive Session to order at 5:48 p.m.

Request for Amendatory Easement: David Jensen, the Construction Supervisor and Site Acquisition Specialist for Proteus Services LLC and Josean Perez were in attendance to discuss the Amendatory Easement request presented to the Fall Creek Board of Directors.

Sipra Boyd with RMWBH reviewed the request in advance of the meeting. Sipra Boyd wanted clarification on the determining factors Verizon looks at when scouting for a location to install a tower. Mr. Jensen stated that the priority of site is one of the determining factors. Mr. Jensen explained that Verizon prefers a 15-year term in increments of 5 year terms. The maximum agreement would be for 25 years with an potential value of \$360,000.00.

There was discussion relating to the options that would benefit all parties to the agreement and the Board agreed to give further consideration.

Maintenance Fee Collection / Delinquent Accounts: An Owner (5832414931) has defaulted on a payment agreement. RMWBH suggests putting the account on hold until the 2017 assessments are due and collections can be resumed immediately to save the Association legal costs. The Board would like RMWBH to contact Owner to discuss and offer payment options they can adhere to and will assist them during their hardship.

Deed Restriction Violation Report/Homeowner Issues: Sipra Boyd with RMWBH was for an update on the status of an Owner who is not in compliance with the Architectural standards in the Tangle Creek section. RMWBH is working with CM to provide updates to the Board.

Several Owners have been sent violation letters relating to trash disposal. The Board asked Sipra Boyd to review the DCCR's and provide clarity on the restrictions and how we should enforce.

There being no other business, a motion was made, seconded and approved to adjourn at 6:40 p.m.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
AMENDED OPEN SESSION MEETING MINUTES
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Spectrum – Anita Nunez
RMWBH – Sipra Boyd

OPEN SESSION

CALL TO ORDER:

A quorum was established and President Matt Carpenter called the meeting to order at 6:44 p.m.

HOMEOWNER CONCERNS / REQUESTS:

Affordable Housing Update: The application to proceed with the project was approved but they are still waiting on the MUD to issue approval for their water/sewer.

Mr. Gordy wanted an update on the project that is not in compliance in Tangle Creek. Sipra Boyd with RMWBH informed Mr. Gordy that neither she or the Board could publicly inform him where they are in the process.

Mr. Gordy also reported major drainage issues at his residence along the golf course and several violations stemming from his neighboring property.

Mr. Collazo wanted to know if there were plans to restripe the parking lots at the pools and recreation areas. CM has already made contact with vendors for proposals in order to complete this project.

Mr. Watkins had an issue with account. He contends he never received any of the statements sent by PCMI or Spectrum so he paid his assessments as soon as he received the certified letter from RMWBH.

A motion was made to waive late fees and attorney fees from Mr. Watkins account.

Motion - Hunter Montgomery
Second – Stephen Kradjian
All in favor. Motion passed.

Mr. Franty wanted to know the status of investing the Association funds and a financial strategy. The Board has asked SAM to recommend a Financial Advisor. Mr. Kradjian informed Mr. Franty that in his research other Associations are very conservative and many do not invest Associations funds at all. CM stated that she is not aware of any Associations who actively invest but instead purchase CD's.

Several Owners expressed upset over receipt of violation letters for putting their trash out early or using bags to put out landscape debris. The Board has asked RMWBH to review the DCCR's and provide some clarity due to the ambiguous language in the restrictions.

COMMITTEE REPORTS:

Tennis Committee – Chair Carol McCloud wanted clarification from the Community Guidelines relating to reporting. The Tennis Committee is required to report quarterly. The Board suggested the use of the fiscal calendar for reporting dates. Carol also reported the Committee volunteers now exceeded the minimum based on the Committee Guidelines. Carol needs Board clarification for Section 5.6. Elections. Demonstration of Reservations Plus is set for Committee review and recommendations will be provided to the Board for the October meeting.

P133 – Committee Chair Tom Jackson reported that progress continues on Phase 1. The permit for Phase 2 is still in process with COE. Mr. Jackson would like to see more effort put into a continuation of the project further down the water way. Brown and Gay have been contacted to provide some detail on any plan of action for the area behind Piney Point.

Parks and Trails: Sara Varvarigos presented the Parks and Trails Committee report. The site visits had to be cancelled due to inclement weather. Sara attended the MUD 49 meeting and is going to the elementary for a meet and greet. Sara has also met with various Committees to discuss joint interests and projects. The Committee plans to have a table at the National Night Out Event to speak to the Homeowners and gauge their interests.

Website Committee – Access Conversion and events are continually updated.

Gate Committee – Bids for bollards have been received which totaled \$2800.00 due to the type of bollard the Owners in Fairway Crossing wanted installed. Additional bids are needed due to the cost of the initial bid for the project.

Social Events Committee – Movie Night at the Park and the October Cookoff are the next events scheduled.

Crime Watch Committee – Incidents continue to decrease in Heatherglen with the patrols focusing additional attention in this village. Fred Scibuola reported the statistics for August and discussed the burglary of a detached garage and traffic stops have increased to 18.

National Night Out – Fred wanted to thank Lynne Bracale for her efforts. She was able to get Lenny's Subs, Chic Fil A, Sam's Club and HEB to contribute this year. Fred was able to get Sterling McCall to contribute the use of two shuttles for visitors to the event. This was a substantial contribution and will help dramatically to improve traffic congestion. Most of the Committees will have tables set up at the event. We expect this event to be the largest in the Communities history.

Landscape Committee – Committee Chair Carol Deeb reported for the Committee. The village setbacks were completed and the Committee is now focusing on the medians and cul-de-sacs in the neighborhood. They plan to use mulch and a grass collar in these areas. In addition, there is a plan to remove the wax myrtles at the postal kiosks for safety and aesthetic reasons.

Mr. Carpenter announced that the Association has been receiving substantial discounts on water from WCID 96. Mr. Carpenter wants to revisit the Waterlogic technology and other available technology before the consumption costs are reviewed and increased. It will happen in the near future and the Association needs to be prepared.

CM will contact Waterlogic to review past proposals for presenting to the Board.

Mr. Kradjian also wants to review the electricity costs. CM informed the Board she has already reviewed the existing contract with Reliant and the termination date is 2018. The cost to terminate early is substantial.

The Committee plans to hold an event such as an Arbor Day or Garden Party event to help inform and educate homeowners how to properly irrigate, the trimming and care of trees and planting color. Mr. Carpenter suggested reaching out to the Wise Guys for how to set irrigation timers.

Pool Committee- Several projects approved for the 2016 budget year are left to complete; diving platforms and a shade structure at Pool 2. CM provided bids to Pool Committee. They meet to review on the 21st of September.

SECRETARY REPORT: The August 9, 2016 Meeting Minutes were provided in advance for review.

Jonathan Jones motioned to approve the August 9, 2016 Meeting Minutes as written.

Motion- Jonathan Jones

Second- Stephen Kradjian

Unanimous approval.

TREASURER'S REPORT: Mr. Kradjian continues to be dissatisfied with the financials and found errors in the 2017 Projected Budget. The Board discussed the modification of the reports provided by Spectrum. Mr. Kradjian will contact Dave with Spectrum.

The Board wants to see a better tracking of all expenses but emphasis on the reserve and capital expenses.

PRIOR BUSINESS:

Welcoming Committee – Tabled.

Section 21-Easement: The draft of the cover letter for the Section 21 Special Warranty Deed has been sent to the Board in advance for review.

After discussion, a motion was made to approve the draft of the cover letter and proceed with the mailing of the documents.

Motion – Stephen Kradjian

Second – Hunter Montgomery

All in favor, motion passed.

Sports Complex Road: Mr. Carpenter discussed with MUD 49 for a collaboration to fund a portion of the paved road to the Sports Complex. The HOA will maintain the area.

A motion was made by Matt Carpenter to enter into an inter-local agreement between MUD 49, WCID 96 and the Fall Creek Homeowners Association to share one-third of the costs to fund the road to the Sports Complex.

Motion – Matt Carpenter

Second – Stephen Kradjian

All in favor, motion passed.

RESOLVED, to enter into an agreement between the Association, MUD 49 and WCID 96.

NEW BUSINESS:

Ratify decisions between meetings:

A motion was made to approve the Teddy Tennis extended schedule approved between meetings.

Motion – Matt Carpenter

Seconded – Stephen Kradjian

Jennifer Grillo abstained. Motion passed with majority in favor.

Tennis Committee: The Board discussed the Tennis Committee membership limit of eleven (11) members. During a recent meeting, more than 16 people attended expressing a desire to be on the Committee.

After discussion, a motion was made for married couples on the Committee to count as one vote.

Motion – Matt Carpenter

Second – Jonathan Jones

Hunter Montgomery aye and Stephen Kradjian and Jennifer Grillo abstained. Motion passed.

Annual Meeting Preparations: Jonathan Jones will head the Nominating Committee for the 2016 Annual Meeting. The date is confirmed with the Elementary and Judge Patronella is slated to confirm attendance by September 20, 2016.

Request to extend use of support personnel for amenity badge conversion: CM requested continued support through the Access Conversion. The Board discussed and approved the additional hours for support personnel.

Sidewalk extension for walkers to school: After lengthy discussion, the Board directed CM to hire engineering firm to conduct a study and provide options for installation of sidewalks near Elementary and at Pool 2.

NEXT PROPOSED MEETING DATE – September 13, 2016

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:21 P.M.

Jonathan Jones, Secretary