

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

OPEN SESSION MEETING MINUTES

November 12, 2019

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, November 12, 2019 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

Thomas Jackson, President
Jennifer Grillo, Vice President
Stephen Kradjian, Treasurer
Emily Trevino, Secretary
Robert Meaney, Assistant Treasurer &
Secretary

Management Present

Rebecca Atkinson, Community Manager
Becki Tarver, On-Site Admin

OPEN SESSION

CALL TO ORDER

A quorum was established, and Stephen Kradjian called open session to order at 6:43 PM.

HOMEOWNER CONCERNS/REQUESTS

Six (6) homeowners were present.

COMMITTEE REPORTS

Tennis

Steven Kradjian presented for the Committee and gave an update pertaining to the Clinics.

Crime Watch

Karma Punwasi presented for the Crime Watch Committee and provided an update on National Night Out and presented the current reports from the HCSO.

Landscape

Carol Deeb presented for the Landscape Committee. She requested an update on trees removed within the community. Rebecca Atkinson let her know that Murillo is officially out on maternity leave and all communication should come through her to ensure a timely delivery of information. Carol requested an update on the Butterfly Gardens. The Board explained that they had to cut some expenses and will be tabling the butterfly garden discussion until Summer of 2020.

Marketing

Robert Meaney and Becki Johnston presented for the Marketing Committee. They discussed the meeting that took place with the Golf Club of Houston and special pricing for Fall Creek Residents.

P-133

Tom Jackson presented on behalf of the P-133 with discussion of WCID #96 does not want trees planted anywhere along the upper banks of P-133 and prefers that there not be any trees planted along P-166 as well. There does need to be Willow trees planted along the lower banks of P-133 to meet the permit requirements for U.S. Army Corp of Engineers. The Association is looking into other areas that sidewalk trees can be planted instead.

Parks & Trails

Emily Trevino presented for the Parks and Trails Committee and announced they will not be meeting until February of 2020.

Pool

Rebecca Atkinson presented for the Pool Committee. The Board would like Spectrum to do an inventory of pool furniture and include the count, condition and location of each item for future use.

Social

Jennifer Grillo presented on behalf of the committee. She discussed the upcoming Winter Market event.

FOPAWS

Janet presented on behalf of the FOPAWS committee and provided an update on their works with animals in the Community. The Committee requested a donation of \$5,000 to assist with expenses. This was approved by the Board.

Motion – Emily Trevino
Second – Robert Meaney
All in favor; motion passed

APPROVAL OF PREVIOUS MEETING MINUTES

Meeting minutes for the October 2019 board meeting were unanimously approved with no edits to be made.

Treasurer's Report

Stephen Kradjian presented the proposed 2020 budget. After careful review and consideration, the Board unanimously approved the proposed 2020 budget with an increase in assessments to \$1,090 per lot for a total income of \$2,878,690.00 for Fall Creek Homeowners Association, Inc.

The Board reviewed the 2020 budget for Fairway Crossing and unanimously approved the proposed 2020 budget as is with assessments of \$700 per lot for a total income to Fairway Crossing of \$94,500.00

The Board reviewed the 2020 budget for Serrano Creek and unanimously approved the proposed 2020 budget as is with assessments of \$800 per lot for a total income to Serrano Creek of \$50,400.00

New Business

The Board approved a check to Event Coordinator Kasaundra Wright to pay helpers for the Holiday Market event in an amount not to exceed \$1,000.

Motion – Robert Meaney

Second – Stephen Kradjian
All in favor; motion passed

The Board reviewed a bid for Pool fence repairs. This bid was approved in the amount of \$5,828.

Motion – Stephen Kradjian
Second – Robert Meaney
All in favor; motion passed

The Pool Committee requested a backup part for the heater at the Spa to be ordered and kept on hand. The Board approved this and requested that once the part is used, that another be ordered in the future.

Motion – Stephen Kradjian
Second – Robert Meaney
All in favor; motion passed

The Board reviewed a bid from the end of year pool walk-through to make repairs to the Slides, stairs, and fiberglass inlays at the Slide. This bid was approved in the amount of \$29,600.

Motion – Emily Trevino
Second – Stephen Kradjian
All in favor; motion passed

The Board requested a survey go out to all Fairway Crossing and Serrano Creek residents pertaining to the gate closure within each section.

It was announced to all residents in attendance that the next meeting will be the Annual Meeting of the Members and would be held on Thursday, December 12, 2019 at the Fall Creek Elementary School.

Adjournment

The meeting was adjourned at 8:31 p.m.