

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
September 14, 2021

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on September 14, 2021 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

Jennifer Grillo - President
Tom Jackson – Vice President
Stephen Kradjian - Treasurer
Steven Fipke – Asst. Treasure/Asst. Secretary

Management Present

Rebecca Atkinson - Client Relations Manager
Becki Johnston - On-Site Admin

OPEN SESSION

CALL TO ORDER

A quorum was established, and the Open Session of the Meeting was called to order at 6:40 p.m.

HOMEOWNER CONCERNS/REQUESTS

Three (3) homeowners were present.

Homeowners stated concerns with noise, traffic, and profanity at certain homes. Deputies were present to hear concerns and explained protocol for reporting such issues.

4th AMENDMENT TO THE GOVERNING DOCUMENTS

The Amendment to the Governing Documents closed as of end of business day September 10, 2021. The Association needed over 50% of the Community, or 1,323 Homeowners either in favor or opposing the change to the Documents. With 1,448 votes in favor and 349 opposed, the required Homeowner votes needed was achieved to pass the 4th Amendment to the Governing Documents.

The Motion was made by Stephen Kradjian to approve the Amendment to the Governing Documents, which was seconded by Jennifer Grillo. With all Directors in favor, the 4th Amendment to the Governing Documents was passed to limit short term rentals within the community.

COMMITTEE REPORTS

LANDSCAPE

Chairperson Carol Deeb presented for the Landscape Committee. The Board of Directors and Carol discussed service issues throughout the Community. The Board reviewed the Cul-De-Sac project that the Committee put together and will further determine the next steps.

CRIME WATCH

Mark Hoesel presented for the Crime Watch Committee and reported the monthly statistics to all those present for August 2021. Mark also presented an Update on Nation Night Out and the Committees plans.

Kas Kramer, the Lifestyle Director for Fall Creek requested Gift Cards for the National Night Out event in varying amounts totaling approximately \$2,500. This was unanimously approved by the Board of Directors.

SOCIAL EVENTS COMMITTEE

Jennifer Grillo presented for the Social Events Committee. She gave an update on the Movie Event with Luca and the Puppa-Pool-Looza. She provided information on the remaining events for the year including a cook-off and the Holiday Market.

Becki Johnston presented October 16 as the date for the Community Garage Sale. This was approved.

TENNIS COMMITTEE

Stephen Kradjian presented for the Tennis Committee and provided an update on upcoming clinics with the Committee.

P-133 COMMITTEE

Tom Jackson presented for the P-133 committee and stated that follow up will be had to ensure everything with the P-133 is in order.

SECRETARY REPORT

The Board of Directors were provided with Meeting Minutes from the August 2021 Board of Directors Meeting. After careful review, the Meeting Minutes were approved with no changes made.

TREASURER'S REPORT

The Board was sent a cash projection for the remainder of the 2021 year. Rebecca Atkinson and Stephen Kradjian will be working on the Budget to review with the Directors in an upcoming meeting.

ANNUAL MEETING

The Board of Directors requested a timeline of events for the Annual Meeting. Rebecca Atkinson provided them with when Candidate Profile Forms will be sent out and due back. The Board would like to continue with the written Q&A for the Annual this year.

PRIOR BUSINESS

The Board reviewed bids for the full Architectural Design and Construction Schematics for the HAWK Project. The two bids by TBG were unanimously approved by the Board of Directors in the amounts of \$52,660 and \$34,630 for both phases of the project. These amounts are less the \$25,000 already paid by the Association and are reimbursable by the City of Houston.

The Board reviewed bids for the outdoor exercise circuit and shade structure. The bid by Kraftsman was unanimously approved in the amount of \$84,971.02.

The Board reviewed bids for different options for ball containment at the Tennis Courts. The Board unanimously approved the option for a curtain style net in the amount of \$2,850.

The Board reviewed bids for different landscape design options in Fairway Crossing. The Board would like communication to go out to Fairway Residents with both options and have a vote by the Residents.

NEW BUSINESS

The Board reviewed bids for removal of the Indian Hawthorne that died in the freeze. This was approved in the amount of \$11,691.

The Board reviewed bids for the replacement plant material at the entry monuments. The Board would like to proceed with the Dwarf Yaupon Holly in the amount of \$19,209.

The Board reviewed bids for the replacement of plant material at the village monuments from the freeze. The Board would like to proceed with the Dwarf Yaupon Holly in the amount of \$29,153.

The Board reviewed bids for winter repairs and maintenance of the Slide Tower at Pool 1. The bid from Slide Experts was unanimously approved in the amount of approximately \$19,710.

The Board reviewed bids for fencing repairs at the Spa of Pool 2. The Board would like to request a change of material for the fencing to a composite material.

The Board reviewed bids to install a Pavilion at Lake Point Park with a picnic table and BBQ Grill. This bid was unanimously approved in the amount of \$25,440, but would like to verify there is no additional picnic table at the Park at Fall Creek near the Clubhouse.

The Board reviewed bids to install 2 additional park benches around the Enclave Park by Pool 2. This was unanimously approved in the amount of \$5,578.

Adjournment

With no additional business to discuss, the meeting adjourned at 8:31 p.m.