

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
February 16, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Thursday, February 16, 2023, 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

Jennifer Grillo – President
Mark Hoesel – Vice President
Steven Fipke – Treasurer
Miracle Semien – Secretary
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Community Manager

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, Steven Fipke called the Executive Session to order at 5:38 p.m.

LEGAL STATUS REPORT

The Board received the latest legal status report from the Association's attorney and requested additional information on two accounts.

VIOLATION SUMMARY REPORT

The Board received the latest violation summary report as of February 7, 2023.

AGING REPORT

Prior to the meeting, the Board received a report for all accounts with past due balances. The Board unanimously approved all accounts with a balance of \$400 or more in assessments, which are not on an active payment plan, be escalated to the Association's attorney for non-payment of assessments effective March 1, 2023. Account numbers listed on the last page of this document (redacted).

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.

**BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
February 16, 2023**

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Thursday, February 16, 2023, 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
Mark Hoesel – Vice President
Steven Fipke – Treasurer
Miracle Semien – Secretary
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Community Manager

OPEN SESSION

CALL TO ORDER

A quorum was established, and Mark Hoesel called the Open Session of the meeting to order at 6:33 p.m.

HOMEOWNER CONCERNS/REQUESTS

Nine (9) homeowners were present.

WCID 96 Board Members Linda Ihns and Brett Silo invited all members of the HOA Board to their next meeting on March 7th to discuss security concerns. Jennifer Grillo requested follow-up from the WCID-96 Board from the January 19th Special Meeting held for WCID-96, where the HOA Board had originally requested a list of concerns of the District with the HCSO contract, so that the HOA Board could facilitate working with the HCSO for solutions. It was noted by Jennifer that at this time, the list of concerns of The District had not been received by the HOA Board.

A homeowner expressed concerns about deed restriction enforcement. Board members from MUD 49 introduced themselves and asked if they could hold their meetings at the Clubhouse. The Board unanimously approved.

COMMITTEE REPORTS

CRIME WATCH

Cynthia Putnum presented statistics on behalf of the committee for January 2023 with HCSO Sgt. Ashworth. The committee would like to host CPR classes and requested use of the Clubhouse. The Board unanimously approved.

LANDSCAPE

The landscaper is currently working on the winterization videos as requested at the January meeting. Carol Deeb introduced Elizabeth White Olsen of GO Native. Elizabeth presented the design and key considerations on the

proposed butterfly garden to be located next to Pool 2/Enclave Park. There is concern that the mosquito spraying would impact the proposed garden, so management will discuss this with the mosquito sprayer. Quotes for the irrigation, sidewalk tie-in, gravel path, and a bench will be obtained by management. The Board will consider the estimate for the butterfly garden along with the remaining quotes once received.

WELCOME

Mark Hoesel presented a report and provided statistics on the number of resales for January. Home resales are down from this time last year.

SOCIAL COMMITTEE

Jennifer Grillo reported that the committee is looking into a Bunny Run this spring. Music in May is planned for this May.

PARKS AND TRAILS

Steven Fipke reported that the Tollways to Trailways program may connect the area from the Sports Complex to Summer Creek High School.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board of Directors reviewed the meeting minutes for the January 2023 Board of Directors meeting. The Board unanimously approved the minutes as presented.

TREASURER'S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending December 31, 2022. Rebecca Atkinson provided a brief overview of the Association's financial standing.

NEW BUSINESS

The decorative fountain at the entrance of Serrano Creek cracked and fell apart during the freeze at the end of last year. The Board reviewed three replacement options and unanimously approved option "B-3 Tier Tuscan" for \$20,950.40 through Aquatic Advisors. The cost will be paid from the Serrano Creek reserve fund. The fountain will be completely drained in the future to prevent cracks from occurring.

The Board reviewed two revised estimates provided by TBG Partners for Earthcare Management to perform landscape renovations in the location of the HAWK project. Plant and tree sizes were reduced from the original estimates to fall within the funds provided by the City of Houston. The Board unanimously approved estimate 0155/Phase 1 for \$481,345.26 and estimate 0140/Phase 2 for \$866,714.02.

The Board unanimously approved the renewal of the Association's insurance policy for an annual premium of \$125,847.59, effective 2/28/23. This is an increase over last year. The premium will be paid in installments and the Board will look at rebidding in three months once allowed.

Tachus, a local fiber internet company, is looking to expand into Fall Creek later this year. They have requested an access easement be granted for Serrano Creek and Fairway Crossing. The Board requested that the easement be reviewed by the Association's attorney.

The Board unanimously approved the replacement of two wooden support beams at the park pavilion for approximately \$12,000 with Bellex Contracting. The beams were found to have termite damage from years ago. The pavilion is closed to homeowners until the repairs have been completed.

The Board unanimously approved the garage sale date of Saturday, April 29th, contingent on no other conflicts with the Golf Club.

Review of the Committee Guidelines was tabled until the March board meeting.

ADJOURNMENT

With no further business, the meeting adjourned at 8:22 p.m.