

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.

**BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES**

March 14, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, March 14, 2023 at 6:30 p.m. at The Clubhouse at Fall Creek located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

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

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Community Manager
Veronica Trevathan – Clubhouse Director

OPEN SESSION

CALL TO ORDER

A quorum was established, and Jennifer Grillo called the Open Session of the meeting to order at 6:42 p.m.

HOMEOWNER CONCERNS/REQUESTS

Four (4) homeowners were present. A homeowner inquired about the on-going petition to prohibit overnight commercial vehicle parking by Harris County.

COMMITTEE REPORTS

CRIME WATCH

The Board reviewed the crime statistics for February 2023 and discussed them with Sgt. Ashworth.

At 7:29 p.m., the Board convened into a closed executive session to discuss contract negotiations for the Harris County Sheriff's Office (HCSO) contract with Sgt. Angstadt, Sgt. Ashworth, Capitan Dean, and Deputy Hernandez of HCSO. No actions were taken. Open session reconvened at 7:56 p.m.

LANDSCAPE

Carol Deeb shared a homeowner request to install plant material screening in front of a new CPE installation on Cole Point Rd. Screening options will be considered once confirmed that the CPE is located on the Association's land. An article on how to properly water lawns has been submitted for publication in the Leaves of Fall Creek to address water conservation.

WELCOME

Mark Hoesel presented a report and provided statistics on the number of resales for February. There were 5 resales last month.

SOCIAL COMMITTEE

Jennifer Grillo reported that the “Howdy Hop”, a rodeo/western themed spring event, will take place on March 25th from 9:00 a.m. to 12:00 p.m. at The Park. Music in May will return on Fridays in May from 6:00 p.m. to 9:00 p.m. at the Fall Creek Sports Complex.

SECRETARY’S REPORT – APPROVAL OF MINUTES

The Board of Directors reviewed the meeting minutes for the February 2023 Board of Directors meeting. The Board unanimously approved the minutes with one amendment under “Homeowner Concerns/Requests” to include that the Board requested a list of concerns regarding the HCSO contract from WCID-96, but that this list had not yet been received. During the executive session of the February 2023 Board meeting, the Board authorized accounts with past due assessments be escalated to the Association’s attorney. As of February 28, 157 accounts were escalated.

TREASURER’S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending January 31, 2023. The collection rate is currently 93%.

PRIOR BUSINESS

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

Elizabeth White Olsen of GO Native provided an update on the butterfly garden. Following the recent volunteer planting at the sports complex, she recommended foregoing a volunteer planting and proceeding with a professional planting instead. GO Native presented a revised proposal. The Board unanimously approved the revised proposal for contract-grown plants and professional planting through GO Native in the amount of \$8,932 to be paid by Foundation. The estimated installation date is September 23, 2023. The Association will continue to procure proposals for the sidewalk tie-in, bench, and other accompanying work.

NEW BUSINESS

The Board was presented with preliminary drawings of the pedestrian bridge. The drawings show the bridge placed to the west of Fall Creek Preserve Dr. so that it ties into the existing sidewalks and allows the county the option to construct a road in the future. This new location is situated on MUD-49’s property, so the District’s approval is necessary before proceeding. This topic is on the District’s next agenda. The Board also reviewed a proposal from Brown and Gay Engineers (BGE) for a wide scope of services, including a topographic survey, hydraulic analysis, construction planning, pollution prevention planning, staking, permitting, and more. The Board unanimously approved the aforementioned BGE proposal in the amount of \$74,850 and for the expense to be paid by Foundation.

The east lake fountain is approximately 15 years old and was recently pulled from the lake for repairs. Lake Management recommends replacing the fountain. This coincides with the latest reserve study projections. The Board unanimously approved estimate #S-QUO003049 from Lake Management in the amount of \$17,310.38 to replace the broken east lake fountain with expenses to be paid from the reserve.

The Board reviewed landscape flower options for summer as provided by the landscape management company. The Board unanimously approved “Option 1”, but with potato vine instead of Apricot XDR Vinca.

The Board reviewed two estimates for pressure washing at Pools 1 & 2. The Board unanimously approved Aquatic Advisors’ estimate #1356 for \$850 and #1355 for \$650 to pressure wash the pool decks.

Jennifer Grillo requested that the Board President of the Flying Fish swim team be invited to the April board

meeting to discuss the upcoming swim season.

ADJOURNMENT

With no further business, the meeting adjourned at 9:37 p.m.