

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES**

**April 11, 2023**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, April 11, 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  
Bill Henderson – Asst. Secretary / Asst. Treasurer

**Management Present**

Rebecca Atkinson – Client Relations Manager  
Jennifer Dubois – Sr. 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 6:47 p.m.

**HOMEOWNER CONCERNS/REQUESTS**

Six (6) homeowners were present. A homeowner, on behalf of a local Girl Scout Troop, asked about organizing a community run fundraiser. The Board provided the homeowner with the Recreation Director's contact information for further discussion. A homeowner working with Emergency Services District 1 attended to answer any questions and share some of the classes and offerings provided by the ESD.

**COMMITTEE REPORTS**

**CRIME WATCH**

Cynthia Putnam presented the crime statistics for March 2023. Block parties are scheduled for the weekend of April 22<sup>nd</sup>. CPR/AED Certification classes will be held at the Clubhouse on May 7<sup>th</sup> and July 16<sup>th</sup>.

**LANDSCAPE**

Carol Deeb requested an update on the winterization videos. Jennifer Dubois is working with Mark Hoesel and Earthcare to coordinate a filming date. The down payment for the Butterfly Garden plants has been made. Bids for the accompanying work (ex. sidewalk, irrigation) will be presented to the Board in the May or June meeting. Carol requested input from the Board on the committee's next direction. The Board suggested that the Committee provide their ideas.

**WELCOME**

Mark Hoesel presented a report and provided statistics on the number of resales for March. There were 3 resales last month.

**SOCIAL COMMITTEE**

Jennifer Grillo highlighted that Music in May is scheduled at the Sports Complex each Friday during the month. The garage sale will be on April 29<sup>th</sup>. There will be a pool opening event towards the end of May/early June.

### **TENNIS COMMITTEE**

Rebecca Atkinson noted that the committee is looking into having someone manage the court reservation system to provide a better experience for homeowners.

### **POOL COMMITTEE**

A final walkthrough was performed this morning with a member of the committee to address any remaining punch list items.

### **SECRETARY'S REPORT – APPROVAL OF MINUTES**

The Board of Directors reviewed the meeting minutes for the March 2023 Board of Directors meeting. The Board unanimously approved the minutes as submitted.

### **TREASURER'S REPORT – FINANCIAL REPORT**

The Board was provided with the latest financial report, ending February 28, 2023. The overall collection rate is currently 95%. Jennifer Dubois gave an overview of the Association's bank accounts, focusing on the FDIC limits. The Board would like more information on other local banks, including "Texas Class".

### **PRIOR BUSINESS**

Review of the Committee Guidelines was tabled.

### **NEW BUSINESS**

The Board unanimously approved an estimate from Bellex for \$11,900 to complete the repairs for the men's and women's restrooms at the park/tennis courts and requested treatment be applied for termites to prevent future damages.

The Board reviewed a proposal provided by Brett Sileo on behalf of BSA Troop 1922 to install holiday flags throughout the community four times a year. The Board unanimously approved the proposal for \$7,840.

The Board was presented with a proposal from FenceCrete to repair and replace a perimeter brick fence for \$14,710. The Board would like to further inspect the fence damage and tabled this item.

The call box for the Serrano Creek gate has stopped working and is past its useful life. The Board reviewed a proposal to replace the call box with a more modern system, allowing a mobile app integration and video/photo capabilities. The Board unanimously approved the estimate from ICSH for \$6,963.33 to install a new "Cell Gate" call box, to be paid from the Serrano reserve, and a monthly \$115.00 for database management to be paid by Serrano Creek.

The Board unanimously approved Earthcare's estimate for \$14,513.45 for landscape improvements on 3 cul-de-sacs at Monarch Springs Ln. and Fosters Run Ln. The Board also unanimously approved Earthcare's estimate for \$5,752.68 for cul-de-sac enhancements in Fairway Crossing, to be paid by Fairway Crossing.

The Rainbird brand of irrigation controller is being discontinued and will need to be replaced with new controllers. Earthcare estimates it will cost \$20,000 or less to replace all the controllers. The Board requested a written proposal and plans to vote on this item via email.

The new fountain in front of Serrano Creek has a metal finish. The cost to paint the fountain is \$3,200 but would be mostly cosmetic. The Board unanimously opposed painting the fountain.

There are cracks and holes in the PebbleTec ground cover under the splashpad. It was last resurfaced in 2017. The Board unanimously approved the replacement of the PebbleTec for \$9,250 for the splashpad area through Aquatic Advisors and for this amount to be paid from Foundation.

The Tachus easement agreement is still under review by the Association's attorney. This item was tabled until the next meeting.

At 8:49 p.m., the Board convened into a closed executive session to discuss contract negotiations for the Harris County Sheriff's Office (HCSO) contract with Brett Sileo of WCID-96. See Executive Session Minutes for summary. Executive session concluded at 9:17 p.m.

**ADJOURNMENT**

With no further business, the meeting adjourned at 9:17 p.m.