

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

**BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES**

**May 9, 2023**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, May 9, 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  
Steven Fipke – Treasurer  
Miracle Semien - Secretary  
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 6:31 p.m.

**HOMEOWNER CONCERNS/REQUESTS**

Eleven (11) homeowners were present. A homeowner asked about installing a new pickleball court. This has been discussed previously with the Tennis Committee. As a new court would be a significant expense, the Board requested the Tennis Committee provide information on potential usage and interest. A homeowner shared concerns regarding speeding, overgrown trees on homeowner lots, a stained curb, and commercial vehicles parked in the street. A homeowner asked about hosting a Veterans Day Parade this year. The Board and Cynthia Putnam of the Crime Watch Committee presented some ideas to the homeowner on ways to spearhead the event. Another homeowner attended to report coyotes and shooting coming from the area behind their home. They were advised to contact the Harris County Sheriff's Office for the shooting and the county game warden for the coyotes. A homeowner attended to discuss a property sale with the Board. The homeowner will be added to the next meeting's agenda for further discussion.

**COMMITTEE REPORTS**

**CRIME WATCH**

Cynthia Putnam presented the crime statistics for April 2023. There were 10 block parties throughout Fall Creek, hosted by volunteers in various villages. The CPR/AED Certification class on May 7<sup>th</sup> was successful. The next class will be held on July 16<sup>th</sup>. Cynthia is exploring other ideas for classes. The fire department asked the committee for use of the pool for training purposes. The Board requested that the fire department send the details via email for consideration.

**LANDSCAPE**

The winterization videos are scheduled to be filmed this month. The final proposals for the Enclave butterfly garden will be presented to the Board in June. The Association is still in the process of replacing trees.

### **WELCOME**

Mark Hoesel presented a report and provided statistics on the number of resales for April. There were 14 home sales.

### **SOCIAL COMMITTEE**

The first evening of Music in May was a success with approximately 300 residents in attendance over the course of the evening. A pool party event is scheduled for May 27<sup>th</sup> with additional details to be announced.

### **TENNIS COMMITTEE**

Management met with the chair of the committee last week to discuss improvements for the tennis storage rooms. The committee has suggested the Association purchase an AED machine for the tennis courts and park area. The Board would like input from the Association's attorney and insurance company before considering the purchase.

### **POOL COMMITTEE**

Pool 1 has opened for weekends only through May. The pool will open full time in June.

### **MARKETING COMMITTEE**

Jennifer Grillo would like to update some of the media on the website. Management will ask WCID-96 if they have updated drone video/photos of the sports complex.

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

The Board of Directors reviewed the meeting minutes for the April 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 March 31, 2023. The overall collection rate is currently 96%. The Pacific Premier ICS account has been closed and funds were moved to an ICS with Veritex Bank for a higher interest rate.

### **PRIOR BUSINESS**

WCID-96 submitted a letter to the Association, dated April 24, 2023, requesting the Association amend its Agreement for Law Enforcement Services by and between the Harris County Sheriff's Office to hire and pay one (1) additional deputy at 100% who would be tasked with patrolling only the commercial and multifamily properties within the District. The WCID-96 would pay 80% of this deputy's salary. The Board unanimously approved the District's request as outlined in the aforementioned letter.

At the last meeting, the Board approved a proposal from Bellex Services to repair the men's and women's restrooms at the park/tennis courts. Upon further inspection, termites were found and the damage to the building was determined to be worse than originally anticipated. The Board reviewed an estimate for the final phase of the restoration, which includes the recently discovered damage. The Board unanimously approved Bellex's estimate #5199 in the amount of \$13,880 to restore the restrooms and for the expense to be paid from Foundation.

The Enclave Park Butterfly Garden and Committee Guidelines were tabled until the next meeting.

### **NEW BUSINESS**

The Board unanimously approved the appointment of Mark Goltz as the ACC chair. The Board would like to

update the "ARC Guidelines" for the community, particularly on fencing. Management will consult with a local fence contractor for feedback and look at stain colors. Management requested the ACC contribute their ideas for changes to the guidelines.

The Board revisited a proposal from FenceCrete to repair and replace a perimeter brick fence behind one of the homes on Stonebridge Creek for \$14,710. The Board discussed whether the repair is necessary at this time. Bill Henderson moved to approve the proposal. Steven Fipke seconded. Jennifer Grillo opposed. The motion passed with a majority vote in favor.

The Board discussed a request from a homeowner on Fall Creek View Dr. for the Association to pay for and install a new perimeter brick fence to replace their current wrought iron fencing for approximately \$25,000. The Board did not approve the request, but suggested the homeowner consider landscape screening for privacy.

Last year, the cost for the Fireworks on the Fairway event through the Golf Club of Houston increased significantly. Management has reached out to the Golf Club for this year's pricing but has not heard back. The Board asked management to continue to contact the Golf Club as they are still very interested in having the event.

The Board unanimously approved Earthcare's estimate for \$13,671.70 for landscape improvements on 3 cul-de-sacs at Watergroove Ct., Graceful Bend Ln., and Crescent Bridge Ct.

The Rainbird brand of irrigation controller is being discontinued and will need to be replaced with new Hunter brand controllers. The Board unanimously approved Earthcare's estimate for \$19,933.74 to replace 81 battery controllers.

The Board was presented with an estimate from Earthcare to upgrade the cellular communication for the irrigation system with IQ4 cartridges. No action taken.

The Board received the completed tax return for the 2022 financial year. With no objections to the return, management will submit it to the IRS.

Tachus, a local fiber internet company, requested use of the Clubhouse parking lot to host an event for homeowners. As this would serve to promote a business, the Board declined the request.

The Board discussed the conditions of the ongoing agreement with the owner of the Farmer's Market. The Board requested the owner be invited to the next meeting for further discussion.

#### **ADJOURNMENT**

With no further business, the meeting adjourned at 9:16 p.m.