

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.

**BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES**

June 13, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, June 13, 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

Mark Hoesel – Vice President
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 Mark Hoesel called the Open Session of the meeting to order at 6:32 p.m.

HOMEOWNER CONCERNS/REQUESTS

Four (4) homeowners were present. A homeowner requested a variance to allow his property to have chickens. He was asked to submit the request in writing to be added to the next agenda. Another homeowner disputed his violation for a basketball goal on the curb. Portable goals are not permitted in front yards, but the Board has allowed goals if they are in an upright position, good condition, a neat and attractive manner, and the goal/net is over the homeowner's driveway. The homeowner requested a variance and waiver of fees. This matter will be further reviewed by the Board.

PRIOR BUSINESS

Management contacted WCID-96 following the May board meeting to inform the District that their request was approved by the Board. However, no formal response has been received.

The Board reviewed proposals for the remaining components of the Enclave Butterfly Garden. The Board unanimously approved a proposal from Horticare Landscape Management in the amount of \$33,357 to install the sidewalk, granite walkway with paver paths, irrigation system, park bench, and to prep the area for planting.

Discussion on the ARC Guidelines and Pool Waiver was tabled until the next meeting.

NEW BUSINESS

None at this time.

COMMITTEE REPORTS

CRIME WATCH

Mark Hoesel presented the crime statistics for May 2023. The non-emergency number for the Sheriff's office has

updated the transfer to dispatch from option #6 to option #1. This will be updated where it is listed (magnets, website, newsletter, etc.).

Officers are required to be present for all Clubhouse rentals that include alcohol. Typically, this is paid by the Association and reimbursed by the renter. Deputies of the Sheriff's Office have requested that renters pay the deputies in person at the time of the rental. If the renter does not pay, the deputy will have the authority to cancel the rental/event. There were no objections from the Board.

LANDSCAPE

The winterization videos were filmed and will be uploaded to the website. The committee is interested in having a grand opening for the Enclave Butterfly Garden. The Board discussed potential dates with Carol Deeb and agreed that spring 2024 would be ideal. Carol was asked to prepare a budget for the event for Board review.

WELCOME

Mark Hoesel presented a report and provided statistics on the number of resales for May. There were 11 home sales.

At 7:51 p.m., Miracle Semien left the meeting.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board received the proposed meeting minutes for May 2023. Approval of the minutes was tabled until the July meeting and no action was taken.

TREASURER'S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending April 30, 2023. The overall collection rate is currently 97%. The Pacific Premier ICS account has been closed and funds were moved to an ICS with Veritex Bank, which should be reflected in the May financial reports. No action taken.

ADJOURNMENT

As there was no longer a quorum present, the meeting adjourned at 7:51 p.m.