

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.

**BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES**

July 11, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, July 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
Steven Fipke - Treasurer
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 6:59 p.m.

HOMEOWNER CONCERNS/REQUESTS

Six (6) homeowners were present. A homeowner noted a property in Fall Creek Commercial with overgrown grass/weeds. A homeowner reported a neighbor leaving grass clippings in the street. They were advised to contact the Precinct 1 Commissioner's office. A homeowner inquired about the plans for the Mesa Road expansion through the county. The Association has not received an update from the county, but homeowners may also contact the county to request information.

PRIOR BUSINESS

The Board received two sets of contract documents and project manuals from TBG for the approved HWAC landscape renovation. The Board requested that the Association's attorney review the documents.

The Association has not received any communication from the WCID-96 since the last meeting's update. The contract with Harris County Sheriff's Office is set to renew early this fall. The Board would like to add the areas of Fall Creek that fall under MUD-49 onto the contract map. Inclusion of the sports complex in the upcoming contract will be discussed further with WCID-96.

The ARC Guidelines were tabled until the next meeting.

The Association's attorney drafted a "Release, Waiver of Liability, Assumption of Risks and Indemnity/Hold Harmless Agreement" for pool and other amenity use. The Board reviewed and unanimously approved this waiver to be used as necessary, and specifically for Flying Fish swimmers, private swim lessons, and tennis camps.

The Board approved with all in favor for the replacement of the irrigation controllers (approved May 2023) and the remaining butterfly garden preparation and hardscape (approved June 2023) be paid from Foundation.

NEW BUSINESS

The Board reviewed an unanimously approved estimate #cs-1093 in the amount of \$12,342.94 to enhance cul-de-sacs at Aurelia Mist Ln. and near 9332 Mystic Falls Ln.

Jennifer Grillo suggested adding sidewalk access across medians without sidewalks, especially along Fall Creek Bend. Management will look into this further. No action taken by the Board.

COMMITTEE REPORTS

TENNIS

The Board requested that management extend an invitation to the Tennis Committee Chair to join the August meeting.

PARKS AND TRAILS

Steven Fipke shared a homeowner request for bike racks at the entrance of Fairway Crossing. The Board was in favor of this. Management will reach out to the homeowner to determine the location.

CRIME WATCH

Cynthia Putnam presented the crime statistics for June 2023. The next CPR class will be held this Sunday at the Clubhouse. A notice will be added to the LED Board on Mesa. Planning for National Night Out has begun. The committee discussed a unique incident of slow HCSO response time at their last meeting.

LANDSCAPE

The winterization videos were uploaded to the website. The committee would like to hold the grand opening for the butterfly garden on April 27th. The committee requested \$200 for National Night Out. This was approved with all in favor. The Board discussed future ideas for the committee, including content creation like videos and articles.

WELCOME

Mark Hoesel presented a report and provided statistics on the number of resales for June. There were 13 home sales.

SOCIAL EVENTS

Fireworks on the Fairway was approved by the Board between meetings for an amount quoted by the Golf Club of Houston, \$15,000 - \$17,000. The event was held on June 30th. Jennifer Grillo reported that the next event will be the Super Summer Movie on July 28th at the Sports Complex. Puppa-Pool-Looza is also scheduled for September 9th.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board received the proposed meeting minutes for the May and June 2023 board meetings. The May minutes were approved with all in favor. The June minutes were approved with 3 in favor and Jennifer Grillo abstained, as she was not present for the June meeting.

TREASURER'S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending May 31, 2023. The overall collection rate is currently 97%.

The Board reconvened into executive session at 8:27 p.m. Executive session concluded at 8:45 p.m.

EXECUTIVE SESSION SUMMARY

Actions taken during executive session were announced and summarized in the executive session minutes.

ADJOURNMENT

With no further business, the meeting adjourned at 8:46 p.m.

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
July 11, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, July 11, 2023, at 5:30 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
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

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

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, and Mark Hoesel called the Executive Session to order at 5:37 p.m.

HOMEOWNER REQUESTS & HEARINGS

The Board met with a homeowner regarding their request to purchase a parcel of land owned by the Association. No action was taken.

The Board met with a homeowner regarding the denial of their ARC request for a fence. The Board unanimously approved overturning the ARC's denial and to permit the fence materials, with the stipulation that a cap rail be added to the fence and that future alterations or replacements would require ARC approval (account # redacted).

The Board met with a homeowner regarding a violation for a front yard swing. The Board ruled to deny a variance for the swing with 3 in favor and 1 board member, Bill Henderson, opposed (account # redacted).

LEGAL STATUS REPORT

The Board received the latest legal status report. The Board authorized the attorney to take the appropriate actions as they see fit, including foreclosure, for past due assessments for account # redacted.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. The Board unanimously approved account # redacted be escalated to the Association's attorney for an uncured deed restriction violation (damaged fence).

AGING REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest aging report prior to the meeting. No action taken.

Executive session concluded at 6:58 p.m.

Executive session reconvened at 8:27 p.m.

The Board further discussed the terms of the Farmer's Market agreement. The Board discussed including a participant waiver for any yoga classes.

Executive session concluded at 8:45 p.m.