

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES**

August 8, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, August 8th, 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
Steven Fipke - Treasurer
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Sr. Community Manager

OPEN SESSION

CALL TO ORDER

A quorum was established, and Bill Henderson called the Open Session of the meeting to order at 6:45 p.m.

HOMEOWNER CONCERNS/REQUESTS

Fourteen (14) homeowners were present. Several different homeowners attended to discuss ongoing issues with their individual neighbors. Most issues were deemed to be neighbor-to-neighbor disputes, but Management and the Board provided information on public resources to assist in resolving these matters. Some homeowners new to the area attended to observe and learn more about Pickleball in the community.

COMMITTEE REPORTS

CRIME WATCH

Sgt. Ashworth presented the crime statistics for July 2023. Cynthia Putnam provided an update on National Night Out and the 2024 Committee Budget. She also noted that another CPR class is being planned for October.

LANDSCAPE

Ground has broken on the Enclave Butterfly Garden. Carol Deeb shared photos of the construction. Management will have a sign placed near the construction area to inform homeowners that it is the future site of the garden. Carol discussed ideas for the Grand Opening on April 27, 2024, with the Board. The Committee also plans to attend National Night Out to promote the garden and provide educational materials. Carol Deeb also presented the proposed 2024 Committee Budget.

TENNIS

Steve Wright presented a draft questionnaire to the Board that would be shared with the Tennis Committee's email list to gauge interest in Pickleball. The Board unanimously approved the questionnaire. He also presented the Committee's proposed 2024 budget. There was a discussion with the Board regarding insurance for the tennis coaches. Steve Wright noted that the Committee could create an LLC to obtain their own insurance coverage. The Board requested that Management look into this idea and consult the Association's attorney as necessary.

SECRETARY’S REPORT – APPROVAL OF MINUTES

The Board received the proposed meeting minutes for the July 2023 board meeting. The Board unanimously approved the minutes as submitted.

TREASURER’S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending June 30, 2023. The overall collection rate is currently 97%.

NEW BUSINESS

The Board reviewed landscape flower options for winter as provided by the landscape management company. The Board unanimously approved “Option 2”, for violet snaps and yellow and blue pansies.

The entrance median sidewalks and violation fine policy agenda items were tabled.

The Board reviewed an itemized reimbursement request from the Flying Fish for purchases made for the 2023 season in the amount of \$5,899.27. The Board declined to reimburse the full amount to include the swim caps, but unanimously approved a reimbursement not to exceed \$5,000.

PRIOR BUSINESS

The HWAC Landscape Renovation contract documents are still under review by the Association’s attorney. No action taken.

The Board reconvened into executive session at 8:33 p.m. to discuss contract negotiations for the Harris County Sheriff’s Office Agreement. Executive session concluded at 9:15 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 9:16 p.m.

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES**

August 8, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, August 8, 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
Steven Fipke - Treasurer
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Sr. Community Manager

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, and Jennifer Grillo called the Executive Session to order at 6:03 p.m.

HOMEOWNER REQUESTS & HEARINGS

The Association lot sale was tabled. No action taken.

Homeowners met with the Board regarding the denial of their ARC request for a roof. The Board unanimously approved overturning the ARC's denial and to permit the roof materials as installed, with the stipulation that any future roof replacements obtain ARC approval prior to construction (account number redacted).

Homeowners met with the Board regarding the denial of their ARC request for a security fence. The Board unanimously approved overturning the ARC's denial, with stipulations that the adjacent privacy fencing be removed or screened in a manner deemed satisfactory to the Board (account number redacted).

PERSONNEL

Rebecca Atkinson discussed personnel with the Board of Directors. This was unanimously approved by the Board of Directors.

LEGAL STATUS REPORT

The Board received the latest legal status report. No action taken.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. No action taken.

AGING REPORT & ATTORNEY AUTHORIZATIONS

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

Executive session concluded at 6:44 p.m.

Executive session reconvened at 8:33 p.m. Sgt. Ashworth and Sgt. Angstadt of the Harris County Sheriff's Office were in attendance. The Board discussed the upcoming contract renewal and approved a draft letter to the WCID-96 in accordance with the special board meeting held on August 7, 2023.

Executive session concluded at 9:15 p.m.