

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
November 14, 2023

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, November 14, 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
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 6:41 p.m.

HOMEOWNER CONCERNS/REQUESTS

Eight (8) homeowners were present over the course of the meeting. Linda Ihns of the WCID-96 attended to introduce Deputy Clayton, the District's contract deputy for the Fall Creek Commercial area. She also suggested the Association consider reevaluating deputy shifts. A homeowner attended to share concerns regarding a neighbor's barking dog and enforcement. Hanh Jones, fitness director for the Golf Club of Houston, shared plans for a 5k fun run on February 4, 2024. The Board agreed to facilitate communication through the newsletter, LED Board, and the email list/website. Glenn and Elizabeth White Olsen of GO Native attended to speak on the butterfly garden (See "New Business" below for further details).

COMMITTEE REPORTS

WELCOME

The report was provided to the Board in their meeting materials.

CRIME WATCH

Cynthia Putnam presented the crime statistics for October 2023. She reported that the CPR class on November 12th was well attended.

LANDSCAPE

The report was provided to the Board in their meeting materials.

PRIOR BUSINESS

Jennifer Dubois provided an update on several projects. The HWAC landscape renovation is scheduled to start on Monday, November 20th on the areas west of Bellows Falls. The landscape architect, TBG, is working with the City of Houston to obtain the necessary water meter permits so work can begin on the areas east of Bellows Falls. TBG is also preparing pricing for the proposed entrance monument on Fall Creek Preserve. For the pedestrian bridge, the first set of construction plans have been submitted to the county by the engineer at BGE.

We are awaiting the county's feedback and approval. Management would like to send a letter to the homeowners in the immediate area of the future bridge to inform them of the pending project. The county has also approved the community's petition to enforce no overnight commercial vehicles on public streets.

The Board unanimously approved three estimates from Aquatic Advisors to replace 62 chairs and refinish or replace 28 tables at the main pool for a total of approximately \$25,416. The color will be matched to current furniture at Management's discretion.

NEW BUSINESS

The Board unanimously approved one year renewal contracts with Lake Management for on-site lake maintenance in Serrano Creek, Fairway Crossing, Watercrest, and for East Lake.

At the common area behind the homes on Fall Springs Ln, there is approximately 1,600 linear feet of Association perimeter fencing in need of maintenance. The Board reviewed a proposal from FenceCrete for \$167,813 to complete the repairs. The Board would like to visit the fence in person. The matter was tabled to the January board meeting.

A vendor for the Holiday Market in December would like to sell wrapped gifts that include bottles of alcohol. The Association's attorney recommended a waiver be signed by the vendor. The Board reviewed the draft waiver and approved it unanimously, with the stipulation that all mention of insurance requirements be removed as the waiver will be used exclusively for the Holiday Market.

The Board unanimously approved a proposal from GO Native for one year of maintenance to the newly planted Enclave Butterfly Garden for \$3,139.25. The Board also unanimously approved GO Native's estimate for \$2,403.15 to replant portions of the Butterfly Garden in March, primarily due to the turbulent weather conditions and overwatering that followed the initial planting. The proposed cost is an estimate, as the number of plants that will need to be replaced is unknown at this time.

The Board reviewed estimates to pressure wash the parking lot of the Clubhouse/The Park. The Board unanimously approved Blastin Clean to pressure wash the entire parking lot for \$6,450.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board unanimously approved the minutes for the October 10, 2023 board meeting with the following amendment – under "Homeowner Concerns/Requests", "leaning columns" will change to "leaning columns on the bridge".

TREASURER'S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending September 30, 2023. The overall collection rate is currently 98%.

ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY

With a majority in favor, the Board approved a quote via email from Amusement Restoration Companies ("Slide Experts") to perform maintenance to the slides and slide tower for a reduced price of \$11,785. Actions taken during executive session are summarized in the minutes. No homeowners were present at this time.

ADJOURNMENT

With no further business, the meeting adjourned at 9:01 p.m.

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
November 14, 2023**

A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, November 14, 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
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

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, and Mark Hoesel called the Executive Session to order at 5:31 p.m.

HOMEOWNER REQUESTS & HEARINGS

A homeowner met with the Board regarding the denial of their ARC request for an addition. The Board denied their request to overturn the ARC's decision with all in favor (account number redacted).

Another homeowner met with the Board regarding the denial of their ARC request for a driveway gate. The Board approved their request to overturn the ARC's decision with none opposed (account number redacted).

The Board authorized Management to send a postcard out to all homes with information on the new ARC Guidelines and a reminder on the requirement for homeowners to submit property improvement requests.

LEGAL STATUS REPORT

The Board received the legal status report. The Board unanimously approved foreclosure for (account number redacted) for past due assessments.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. The Board unanimously approved (account number redacted) be escalated to the Association's attorney for an uncured violation regarding a short-term rental.

AGING REPORT & ATTORNEY AUTHORIZATIONS

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

Executive session concluded at 6:40 p.m.