

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
January 9, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, January 9, 2024 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

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 6:33 p.m.

HOMEOWNER CONCERNS/REQUESTS

Four (4) homeowners were present. A homeowner noted speeding and on-street parking along Fosters Run. As this street is public, reports should be made to the Harris County Sheriff's Office. A homeowner discussed possible solutions to a neighbor's barking dog with the Board. Another homeowner requested to be on the February agenda to present a sponsorship request.

COMMITTEE REPORTS

WELCOME

Mark Hoesel provided a report on the number of resales for December and the 2023 year. There were 119 resales last year.

CRIME WATCH

Cynthia Putnam presented the crime statistics for December 2023. The date of the next CPR class is being finalized. Cynthia asked the Board to consider allowing non-residents to participate, as the classes generally do not fill up. The Board approved with all in favor to permit non-residents to utilize 2 of the 12 spots available for each class.

LANDSCAPE

On behalf of Carol Deeb, Jennifer Dubois asked if the Event Director would be able to assist with the grand opening for the butterfly garden. The Event Director is only contracted for a pre-determined number of events each year, but the Board provided suggestions and ideas to assist the Committee. Management will share this information with Carol Deeb and ask that the Committee provide a budget.

PRIOR BUSINESS

The HWAC landscape renovation was put on hold in November due to feedback from the county on the construction plans. The plans have been revised and approved by the county. Work will begin this week. For the pedestrian bridge, BGE is currently working to incorporate the changes requested by the county from the first set of plans. The plans will then be resubmitted to the county. Once approved, BGE will obtain bids for the site work and any of the remaining items, outside of the bridge itself. The Board would like the project to be completed before school begins in August.

The Board continued discussion on maintenance to the Association's fence line behind the homes on Fall Springs Ln. along the common area. The fence vendor quoted the repairs at \$167k. The Board requested Management obtain bids to repair the fallen panels, full repair or replacement of the fence, replace the fence with wood, and remove the fence entirely.

NEW BUSINESS

The Board unanimously approved the election of the following officers: Jennifer Grillo as President, Mark Hoesel as Vice President, Steven Fipke as Treasurer, Miracle Semien as Secretary, and Bill Henderson as Asst. Secretary/Asst. Treasurer. The Association Board unanimously re-elected Jennifer Grillo, Mark Hoesel, Steven Fipke, Miracle Semien, and Bill Henderson to the Community Services Foundation Board for two year terms.

The Board reviewed an estimate to remove 12 large dead pine trees from the P-133 area. Steven Fipke advised that the area is maintained by Harris County Flood Control and the WCID-96. Management will reach out to these entities for assistance.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board unanimously approved the minutes for the November 14, 2023 board meeting as submitted.

TREASURER'S REPORT – FINANCIAL REPORT

The Board was provided with the latest financial report, ending November 30, 2023. The overall collection rate is currently 49%. The Board unanimously approved changing the name of budget/GL line 5380 "Contributions/Donations" to "Other Community Services". The Board unanimously approved a proposal from Reserve Advisors for \$4,500 to perform a reserve study in 2024. At the November meeting, the Board approved the purchase and repair of pool furniture for \$25,416. The Board unanimously approved this expense to be paid from Foundation.

ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY

Between meetings the Board approved a change order with York Bridge for \$16,655 to extend the span of the bridge by 10' as required by the county to ensure the bridge is above the flood line and to pay this expense from Foundation. Actions taken during executive session were summarized and further detailed in the minutes.

ADJOURNMENT

With no further business, the meeting adjourned at 7:53 p.m.

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
January 9, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, January 9, 2024, 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

Jennifer Dubois – Sr. Community Manager
Veronica Trevathan – Clubhouse Director

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, and Jennifer Grillo called the Executive Session to order at 5:45 p.m.

HOMEOWNER REQUESTS & HEARINGS

A homeowner with a hearing for an ARC denial for yard décor was unable to attend. The Board agreed to offer the homeowner approval to keep the yard décor behind their fence/driveway gate if the décor in their front yard is removed. Otherwise, this hearing will be rescheduled with the homeowner (account # redacted).

LEGAL STATUS REPORT

The Board received the legal status report. The Board had requested the attorney draft waivers to accompany the deeds conveying part of the common area/flood plain in Fairway Crossing to two homeowners. The attorney stated that the special warranty deeds include language that transfers the property “as is”, which should sufficiently protect the Association. There were no objections to the attorney’s opinion to proceed without a waiver.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. The Board requested that Management limit the number of violations for on-street parking on private roads.

AGING REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest aging report prior to the meeting.

BOARD ANNUAL POLICY REVIEW

The Board reviewed and unanimously approved the following as presented:

- Waiving “soft costs” for all accounts in response to fee/fine disputes, contingent upon the owner paying the remaining balance owed.

- All payment plan requests up to 18 months, with the stipulation that all future assessments must be paid. Payments must be made on time or will be considered in default. Second payment plans may be considered on a case-by-case basis by Management, with the objective that past due assessments do not roll over into the next year.
- Lawsuits for further collection efforts on accounts that have been previously approved by the Board to go to legal. Foreclosures and bid authorizations will be considered on a case-by-case basis by the Board.
- Waiver of all fees as a one-time courtesy if payment is received in full by February 15th. This option is not available if the owner has had this waiver previously. Waiver of all fees for accounts that paid the 2023 assessment amount of \$1,090 before the due date and pay the remaining \$100 by March 15.
- The purchase of gift cards up to \$250 in total annually to be used at Management's discretion.
- The Spectrum signing amount of \$10,000/item.
- All bank transfers to keep accounts within FDIC limits and pay previously approved expenses.
- Clean up of the current aging report (waiving balances for previous owners or owners owing \$25 or less in fees)
- Approval to deactivate amenity badges for all accounts with past due assessments as of 4/1/2024.

Executive session concluded at 6:31 p.m.