

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
February 13, 2024

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

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 6:28 p.m.

HOMEOWNER CONCERNS/REQUESTS

Five (5) homeowners were present over the course of the meeting. A homeowner attended to discuss a violation on their property. The homeowner was asked to submit this request via email so the matter could be addressed privately with the Board.

COMMITTEE REPORTS

WELCOME

Mark Hoesel provided a report on the number of resales for January. There were 12 resales, which is a slight increase over this time last year.

SOCIAL EVENTS COMMITTEE

The Board was provided with the Committee's report in their meeting materials.

CRIME WATCH

Cynthia Putnam presented the crime statistics for January 2024. The Committee is working to recruit new block captains and encourage participation in the spring block parties. Homeowners are encouraged to report suspicious activity directly to HCSO, rather than social media.

LANDSCAPE

Carol Deeb reported that the Butterfly Garden had some drainage issues, but Horticare installed a new drainage system free of charge. Some of the plants have revived. Carol presented several quotes to the Board for the Butterfly Garden's Grand Opening. The Board approved a budget of \$2,000 for the event, to be split between the Community Events and Landscape Extras and Improvements budget items. The Board approved a quote from Spring Party Rentals for \$1,549.06 and one hour of Kona Ice for 75 small cones at \$275 plus tax.

PRIOR BUSINESS

Work has begun on the HWAC project. Trees are currently being planted. For the pedestrian bridge, BGE submitted the revised construction plans to the county and received submittal comments from Harris County Flood Control. They are currently addressing these comments. BGE is still waiting on second submittal comments from Harris County Engineering. BGE has a meeting scheduled with Precinct 1 for later this month to discuss the maintenance agreement with the county.

Management presented quotes from Aber Fence and Salco Fence to replace the perimeter fence at the common area behind Fall Springs Ln. The cost to replace the fence entirely with similar material, was approximately \$200-\$250k. FenceCrete provided a quote for \$167k for repairs only. The Board discussed replacing the current fence with an 8ft wooden fence, as the initial cost would be less than a precast/concrete replacement, and the fence would be easier to maintain in the long term. The Board will review quotes for a wooden fence replacement at the next meeting.

NEW BUSINESS

Cynthia Putnam presented a sponsorship request to the Board on behalf of Woodcreek Middle School PTO. The Board tabled this item to the March meeting.

The Board unanimously approved the renewal of the Association's insurance policies for an annual premium of \$150,413.41 effective 2/28/24.

In Fairway Crossing, a homeowner has requested the Association convey the land behind their property, for which they currently have an easement to. This matter was originally approved by the Board in 2016. The Board approved with a majority in favor.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board unanimously approved the minutes for the January 9, 2024, and February 5, 2024 board meetings as submitted.

TREASURER'S REPORT – FINANCIAL REPORT

The Board discussed the most recent financial report, ending December 31, 2023. The overall collection rate is currently 86%.

ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY

Actions taken during executive session are summarized and detailed in the minutes.

ADJOURNMENT

With no further business, the meeting adjourned at 7:51 p.m.

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
February 13, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, February 13, 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

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 5:31 p.m.

HOMEOWNER REQUESTS & HEARINGS

A homeowner met with the Board for a hearing regarding the denial of their fence replacement (account number redacted). The Board unanimously approved overturning the ARC's denial of the replacement.

The Board reviewed two homeowner requests for write offs (account numbers redacted) The Board approved a waiver of "soft costs" (delinquent interest, delinquent fee, violation fines for cured violations) only.

LEGAL STATUS REPORT

The Board received the legal status report. With a majority in favor, the Board authorized the attorney to bid on a foreclosure up to the amount due to the Association (account number redacted). The Board discussed the status of litigation regarding short term rental violations.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. The Board unanimously authorized the following accounts to be escalated to the Association's attorney for short term rental violations if such violations are open at any time within the next 45 days: account numbers redacted. The Board unanimously authorized account number redacted to be escalated to the Association's attorney for an uncured property maintenance/basketball goal violation.

AGING REPORT & ATTORNEY AUTHORIZATIONS

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

Executive session concluded at 6:24 p.m.