

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
March 12, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, March 12, 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
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 6:36 p.m.

HOMEOWNER CONCERNS/REQUESTS

Eleven (11) homeowners were present over the course of the meeting. Three homeowners attended to voice concerns regarding the operation of the Fairway Crossing gate. There was a discussion with the Board and management. The Board requested that the gate vendor attend the next board meeting. A homeowner requested that the Association repair a wood fence line behind the homes on Dewberry Shores, adjacent to common area. Management will speak with the Association's attorney for clarification on the responsibility of maintenance for backyard fencing.

COMMITTEE REPORTS

WELCOME

Mark Hoesel provided a reported that there were 6 resales in February.

CRIME WATCH

Sgt. Ashworth presented the crime statistics for February. The date of the spring block parties has been moved to May 4, 2024.

LANDSCAPE

Carol Deeb provided a report on the committee's progress planning for the grand opening of the Butterfly Garden on April 27, 2024.

PRIOR BUSINESS

At the February meeting, Cynthia Putnam presented a sponsorship request to the Board on behalf of Woodcreek Middle School PTO. The Board unanimously approved a sponsorship of \$250.00.

The first phase of the HWAC project from the CVS to Bellows Falls has been completed and work on the second phase has begun. The Board reviewed three payment applications provided by TBG Partners. The Board

unanimously approved the three payment applications (#0155 payment 1 for \$51,496.59, #0155 payment 2 for \$250,810.75, #0140 payment 1 for \$76,823.10 to Earthcare Management). For the pedestrian bridge, BGE is currently working to obtain a maintenance agreement from the County to have executed by MUD-49. This agreement is required before the County will approve the construction plan set. The Drainage Impact Study (DIS) was resubmitted. The DIS is required before Harris County Flood Control will approve the plan set.

Management presented quotes from Aber Fence, Salco Fence, and Premier Fence to replace the current pre-cast concrete fence at the common area behind Fall Springs with an 8ft wooden fence. The Board tabled this item for further review.

NEW BUSINESS

The Board reviewed estimates from Bellex and Bardo's Fencing to repair and/or replace rusted fence panels at the Enclave Pool. With the idea to fully replace the fence within the next few years, the Board unanimously approved Bellex to repair any damaged fencing for an amount not to exceed \$15,000.

The Board unanimously approved a gate guard for the Enclave pool for the 2024 season in the amount of \$11,025. The Board requested that Aquatic Advisors attend a board meeting during the swim season to provide a report.

The Board received an estimate from McKenna Playgrounds to repair and replace elements of the playground equipment at all three parks. Management is proceeding with the work to ensure that safety standards are met.

The Board received a request to purchase the common area at 0 Dominion Falls Ln. in Tangle Creek in the amount of \$20,000 for the purpose of constructing a new home. The Board unanimously denied the request. The Board received another purchase request from two homeowners residing next to the same common area, wishing to extend their backyards. The Board unanimously approved the conveyance of the common area at 0 Dominion Falls Ln. to the homeowners at 7821 and 7817 S. Dominion Falls for a total of \$400,000, with the contingency that Director Steven Fipke also approves of the conveyance, and that the sidewalks will be relocated at the homeowners' expense and that no structures (ex. sheds, guest houses) are erected in the area.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board unanimously approved the minutes for the February 13, 2024 board meeting 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 90%.

The Board reconvened into executive session at 9:04 p.m. No homeowners were present at this time.

The Board concluded executive session at 9:28 p.m.

ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY

Miracle Semien resigned from the Board of Directors on March 6, 2024. An email was sent to the community today requesting volunteers to fill the unexpired term. The LED Board and monument at the Mesa intersection was hit by a driver. Management is working with the driver's insurance company. The spring garage sale was scheduled for April 20, 2024. Actions taken during executive session are summarized and detailed in the

minutes. There were no homeowners present at this time.

ADJOURNMENT

With no further business, the meeting adjourned at 9:29 p.m.

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
March 12, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, March 12, 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
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 5:38 p.m.

HOMEOWNER REQUESTS & HEARINGS

A homeowner met with the Board for a hearing regarding the denial of their pergola (account # redacted). The Board unanimously denied overturning the ARC's decision but recommended that the homeowner resubmit their request to the ARC after making changes to comply with the ARC Guidelines.

Homeowners met with the Board for a hearing regarding the violation of their fence stain (account # redacted). The Board unanimously agreed to request that the homeowner re-stain the fence in a brown tone.

LEGAL STATUS REPORT

The Board received the legal status report. The Board unanimously authorized the attorney to bid on a foreclosure up to the amount due to the Association (account # redacted). The Board unanimously authorized the attorney to proceed with foreclosure for past due assessments for (account #s redacted).

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. The Board unanimously authorized (account # redacted) be escalated to the Association's attorney for a short-term rental violation.

AGING REPORT & ATTORNEY AUTHORIZATIONS

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

Executive session concluded at 6:24 p.m.

Executive session reconvened at 9:04 p.m.

The Board discussed the upcoming LIV Golf Tournament at the Golf Club of Houston. No action taken. The Board received a request from WCID-96 to host an election at the Clubhouse. The Board approved this request. The Board also approved removing the conference room from the Clubhouse reservation contract due to continued issues with broken equipment following rentals.

Executive session concluded at 9:28 p.m.