

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

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

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

OPEN SESSION

CALL TO ORDER

A quorum was established, and Mark Hoesel called the Open Session of the meeting to order at 6:55 p.m.

HOMEOWNER CONCERNS/REQUESTS

Six (6) homeowners were present over the course of the meeting.

Robert Stern of ICSH, the gate management vendor, attended via teleconference to discuss the operations of the Fairway Crossing gate. A homeowner in Fairway Crossing expressed their dissatisfaction with the ongoing gate issues and there was further discussion among the homeowner, Robert, and the Board.

A homeowner volunteer on the Architectural Review Committee (ARC) attended to voice their concerns with participation on the committee. This matter will be placed on the agenda for the May board meeting. They also noted that the Committee would like to propose changes to the ARC Guidelines. They were asked to send these changes to Management.

Two homeowners attended to discuss an incident that occurred over the past weekend in which teenagers trespassed into the main pool and stole their child's bike. A police report has been filed by the homeowners for the bike. The homeowners asked the Board to consider filing charges for the trespassing. The Board would like to look at options for "no trespassing" signage and modifications to the perimeter fence line to help deter trespassing.

Juan Jose Vargas of Bellex Services attended to introduce himself to the Board and answer questions regarding maintenance and proposals for projects.

COMMITTEE REPORTS

WELCOME

Mark Hoesel provided a reported that there were 10 resales in March.

CRIME WATCH

Sgt. Ashworth presented the crime statistics for March. He noted that the county plans to implement a 6.6% increase for the next patrol contract renewal. Bill Henderson shared that the spring block parties are scheduled for May 4th.

LANDSCAPE

Carol Deeb provided a report on the committee's progress planning for the grand opening of the Butterfly Garden on April 27, 2024. Carol shared concerns regarding the lack of screening of the irrigation equipment, especially along Redstone Bend, and of the Fall Creek Rehabilitation Center off Mesa Dr.

PRIOR BUSINESS

The second phase of the HWAC project is underway, on the areas east of Bellows Falls. For the pedestrian bridge, BGE is still awaiting 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) is under review by the county. The DIS is required before Harris County Flood Control will approve the construction plan set.

Management presented quotes from Aber Fence, Salco Fence, Premier Fence, and Bellex to replace the current pre-cast concrete fence at the common area behind Fall Springs (former dog park) with an 8ft wooden fence. The Board unanimously approved the estimate from Premier Fence for \$66,500 for this purpose.

NEW BUSINESS

As Miracle Semien resigned from the Board, Management sent out an email to the community requesting volunteers for the vacant position. Approximately 20 submissions were received. The Board tabled the appointment of this position until the May board meeting.

The Board unanimously approved an estimate from AED to replace the LED drivers on the tennis court lights for \$12,380.

Bill Henderson shared that the WCID-96 has requested written commitment from the Association to fund the sidewalks and streetlights required for the Mesa Rd. expansion project. The project had been postponed indefinitely by the county, but the District hopes to resume the project. The Board unanimously approved up to \$250,000 to fund streetlights and sidewalks for the Mesa Rd. expansion, with the funds to be paid from Foundation.

Several leaks were detected in main pool. Aquatic Advisors has found a temporary solution to patch the leaks that should not interfere with the swim team season or homeowner pool use. This repair work was authorized by management for approximately \$7,000. However, more extensive repair work will need to be performed after the season ends.

The Board received a request from BSA Troop 1922 to place flags at the village entrances, amenities, and major intersections for Memorial Day, Flag Day, Independence Day, and Labor Day. The Board unanimously approved this request for \$7,840.

Robert Stern of ICSH has proposed replacing the cameras at Fairway Crossing as they are years beyond their useful life. The Board unanimously approved a quote from ICSH for eight new cameras in the amount of \$12,088.99. The Board also unanimously approved ICSH to install another exit beam/sensor at the Fairway exit gate for approximately \$2,000. Steve Fipke moved that the Board change gate maintenance vendors. Bill Henderson seconded. The motion failed, with 3 opposed and Steven Fipke in favor.

SECRETARY'S REPORT – APPROVAL OF MINUTES

The Board unanimously approved the minutes for the March 14, 2024 board meeting as submitted.

TREASURER'S REPORT – FINANCIAL REPORT

The Board received the most recent financial report, ending February 28, 2024. The overall collection rate is currently 92%.

ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY

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 9:08 p.m.

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

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

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

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 improvement request (account number redacted). The Board unanimously approved overturning the ARC's denial for the fence replacement and relocation.

LEGAL STATUS REPORT

The Board received the latest legal status report. The Board unanimously authorized the attorney to proceed with foreclosure for past due assessments for (account number redacted). The Board unanimously authorized (account number redacted) to be escalated to at attorney's office for the collection of past due assessments.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report.

AGING REPORT & ATTORNEY AUTHORIZATIONS

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

The Board discussed the indemnity waivers for the Flying Fish swim team. No action taken.

At 6:33 p.m. Robert Stern of ICSH joined the meeting via teleconference. The Board discussed their concerns with the gates at Fairway Crossing. Robert proposed replacing the cameras and installing another exit beam/sensor. No action taken at this time.

Executive session concluded at 6:53 p.m.