

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.**  
**BOARD OF DIRECTORS**  
**OPEN SESSION MEETING MINUTES**  
**May 14, 2024**

**A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, May 14, 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 – Secretary (*resigned*)  
Blake Roder – Director (*appointed*)  
Justin Worthon – Director (*appointed*)

**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 Jennifer Grillo called the Open Session of the meeting to order at 6:41 p.m.

**HOMEOWNER CONCERNS/REQUESTS**

Five (5) homeowners were present over the course of the meeting. A homeowner attended to voice concerns about deed restriction enforcement, particularly for grass/weeds.

**APPOINTMENT OF BOARD MEMBER(S) FOR VACANCY**

Mark Hoesel moved to appoint Blake Roder to fill the unexpired term of Miracle Semien on the Board of Directors. Jennifer Grillo seconded. The motion passed with 3 in favor, Bill Henderson abstained.

At this time, Bill Henderson resigned due to his recent election to the WCID-96 Board of Directors.

Jennifer Grillo moved to appoint Justin Worthon to fill the unexpired term of Bill Henderson on the Board of Directors. Mark Hoesel seconded. The motion passed with all in favor.

**COMMITTEE REPORTS**

**WELCOME**

Mark Hoesel reported that there were 13 resales in April, with 41 resales year to date.

**SOCIAL EVENTS**

Jennifer Grillo shared that Kas Wright, Recreation Director, will be leaving her role to pursue another opportunity. The event planning company, Rischer, will provide the Association with another event coordinator.

**CRIME WATCH**

Sgt. Ashworth presented the crime statistics for April. HCSO will host a public safety forum on May 23<sup>rd</sup> at the Clubhouse. Bill Henderson noted that Tommy Diaz, of HCSO Community Relations, reached out to the

Committee to ensure the Association's needs are being met. The Committee meets next Tuesday and plans to discuss Flock cameras.

### **LANDSCAPE**

Carol Deeb provided photos and highlights of the Butterfly Garden Grand Opening. The event was a great success. The Committee will now discuss future projects.

At 7:46 p.m., the Board reentered into executive session for homeowner hearings. At 8:36 p.m., the Board reconvened into open session.

### **PRIOR BUSINESS**

The HWAC project is at 90% substantial completion. For the pedestrian bridge, the County is now drafting a maintenance agreement to be executed with the Association. BGE is awaiting a copy of this agreement for Board review.

### **NEW BUSINESS**

The Board unanimously approved an estimate from FenceCrete to repair and replace a perimeter pre-cast concrete fence for \$13,626.

Earlier this month, a semi-truck collided into the call box at Fairway Crossing, damaging it beyond repair. A police report has been filed and the Association will seek reimbursement through the driver's insurance. The Board was presented with three options to replace the call box, including an exact replacement and an upgrade to the new CellGate system. The Board unanimously approved the proposal from ICSH to replace the call box with CellGate for \$10,965.73 and a monthly expense for cellular of approximately \$230. The Board also unanimously approved ICSH to relocate the call box to a new location to mitigate future damage, for approximately \$2,500, with the condition that the Board approve the location of the box. Management will consider additional signage for Redstone Bend to discourage large trucks from attempting to turn around at the Fairway entrance.

The Architectural Review Committee agenda item was tabled.

### **SECRETARY'S REPORT – APPROVAL OF MINUTES**

The Board unanimously approved the minutes for the April 9, 2024 board meeting as submitted.

### **TREASURER'S REPORT – FINANCIAL REPORT**

The Board received the most recent financial report, ending March 31, 2024. The overall collection rate is currently 95%. The Board unanimously approved to pay all expenses for the fence replacement at the former dog park, with Premier Fence, from Foundation.

### **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. In between meetings, the Board approved a \$5,000 reimbursement to the Flying Fish Swim Team for swim team supplies, the replacement of the damaged LED display on Mesa for \$27,500 with Atlas Signs, and the masonry work for the monument surrounding the LED display for \$18,786 with Bellex.

### **ADJOURNMENT**

With no further business, the meeting adjourned at 9:10 p.m.

**FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.**  
**BOARD OF DIRECTORS**  
**EXECUTIVE SESSION MEETING MINUTES**  
**May 14, 2024**

**A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, May 14, 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 – Secretary (*resigned in open session*)  
Blake Roder – Director (*appointed in open session*)  
Justin Worthon – Director (*appointed in open session*)

**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 Jennifer Grillo called the Executive Session to order at 5:40 p.m.

**HOMEOWNER REQUESTS & HEARINGS**

With a majority in favor, the Board approved a homeowner’s reimbursement request for property damage (account number redacted) in the amount of \$1,935.16, with the condition that the homeowner signs a letter acknowledging that the Association does not claim liability for the damage. Bill Henderson abstained.

A homeowner met with the Board for a hearing regarding the denial of their roof and generator ARC requests (account number redacted) The Board approved overturning the ARC’s denial for the roof and the generator with stipulations. Bill Henderson abstained.

Another homeowner met with the Board for a hearing regarding the denial of their driveway ARC request. The Board declined to overturn the ARC’s decision (account number redacted). Bill Henderson abstained.

**LEGAL STATUS REPORT**

The Board received the latest legal status report. The Board authorized the attorney to bid on the Association’s behalf in foreclosure for (account number redacted), for past due assessments. Bill Henderson abstained.

**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.

Executive session concluded at 6:40 p.m. Open session was called to order.

The Board reentered executive session at 7:46 p.m.

A homeowner met with the Board to request a variance for their violation for a front yard swing (account number redacted). The Board unanimously denied the request.

The Board reviewed a hearing request for gutters for (account number redacted). The Board approved overturning the ARC's denial of the gutters with 4 in favor and 1 opposed.

The Board unanimously denied a request from a business to use the pool in promotional materials.

Executive session concluded at 8:36 p.m. Open session reconvened.