

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
June 11, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, June 11, 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

Mark Hoesel – Vice President
Steven Fipke - Treasurer
Blake Roder – Director
Justin Worthon – Director

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

Eight (8) homeowners were present over the course of the meeting. Two homeowners inquired if the Board would consider installing new sand volleyball courts. The homeowners were advised to speak with neighbors and bring back information to the Board on the level of interest in the community.

WELCOME COMMITTEE REPORT

Mark Hoesel reported that there were 10 resales in May, with 51 resales year to date.

CRIME WATCH COMMITTEE REPORT

Sgt. Ashworth presented the crime statistics for May. The HCSO Safety Forum was held at the Clubhouse on May 23rd. Bill Henderson requested that some of the Board meet with the WCID-96 and Sgt. Ashworth to discuss the deputy patrol shifts. Bill was asked to provide three potential meeting dates/times to Management.

LANDSCAPE COMMITTEE REPORT

Carol Deeb shared a homeowner’s request to plant Bluebonnets in the common area, but the Committee felt that this was not a good plant choice for the community for several reasons. Carol discussed signage at the Butterfly Garden with the Board. The Board unanimously approved an “Enclave Butterfly Garden” sign to be installed, not to exceed \$1,000. Carol Deeb will provide design suggestions to Management. In the future, the Committee would also like to install an informational display on the types of butterflies found in the garden. Carol also provided suggestions to improve “The Park” monument, based on homeowner feedback.

PRIOR BUSINESS

The HWAC project is near completion. The Board approved the Certificate of Substantial Completion via email in May. Earthcare Management is finishing punch list items and TBG will schedule a final walkthrough. The Board reviewed three payment applications provided by TBG Partners. The Board unanimously approved the three payment applications (#0155 payment 3 for \$130,903.39, #0140 payment 2 for \$82,785.42, #0140 payment 3 for \$77,554.26 to Earthcare Management).

For the pedestrian bridge, BGE is still awaiting a draft of the maintenance agreement from the County, which must be executed before the final plan set can be approved. BGE is following up weekly with the County.

Rebecca Atkinson met with Robert Stern of ICSH to determine placement of the new call box. The unit will be placed further up the entrance island, closer to the gate, with the intention of reducing damage to the equipment by vehicles and trailers. The damaged call box and pedestal have been removed. A letter was sent to Fairway Crossing residents providing an update on the matter. Management reported that earlier this month some individuals manually closed both gates in the middle of the night. As the gates were powered down, other residents then had to then manually open the exit gates. The new cameras have been installed, but ICSH will need to return to complete their set-up.

NEW BUSINESS

The Board unanimously approved an estimate from FenceCrete to repair and replace a perimeter pre-cast concrete fence for \$10,600.31

The Board discussed revising the Committee Guidelines. The Board requested that Management modify the guidelines and present a draft to the Board at the next meeting. Management will also seek the attorney's opinion to incorporate it into the revised guidelines.

In Fairway Crossing, another three homeowners have requested the Association convey the land behind their property, for which these homeowners currently have an easement to. Many homeowners in Fairway Crossing were given the opportunity to have the easement area deeded to them in 2016, but only some completed the necessary steps. Management has seen an increase in these requests recently. The Board unanimously approved the conveyance of this common area (Res A, Blk 1, Section 21 - as described in each easement) to the respective property owners for all requests moving forward. Homeowners must still make a request to the Association for the deed to be drafted. The filing of the deed with the County will be the homeowner's responsibility.

SECRETARY'S REPORT – APPROVAL OF MINUTES

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

TREASURER'S REPORT – FINANCIAL REPORT

The Board received the most recent financial report, ending April 30, 2024. The overall collection rate is currently 96%.

At 8:16 p.m., the Board reentered into executive session to consider matters involving the Association's attorney. At 8:45 p.m., the Board exited executive session.

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 8:45 p.m.

FALL CREEK HOMEOWNERS' ASSOCIATION, INC. & COMMUNITY SERVICES FOUNDATION, INC.
BOARD OF DIRECTORS
EXECUTIVE SESSION MEETING MINUTES
June 11, 2024

A meeting of the Board of Directors for Fall Creek Homeowners Association and Community Services Foundation, Inc. was held on Tuesday, June 11, 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
Blake Roder – Director
Justin Worthon – Director

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 5:30 p.m.

HOMEOWNER REQUESTS & HEARINGS

The Board reviewed a homeowner's request for reimbursement due to property damage. The Board unanimously approved a payment of \$1,000 (account number redacted), with the condition that the homeowner signs a letter acknowledging that the Association does not claim liability for the damage.

Homeowners met with the Board for a hearing regarding the denial of their landscaping ARC request (account number redacted). The Board unanimously declined to overturn the ARC's decision.

A homeowner met with the Board for a hearing on the denial of their ARC request for a basketball goal. The Board unanimously approved overturning the ARC's denial for the basketball goal (account number redacted).

Another homeowner met with the Board for a hearing about the denial of their ARC request for a generator. The Board unanimously approved overturning the ARC's denial for the generator with the stipulation that the generator be screened by landscaping (account number redacted).

LEGAL STATUS REPORT

The Board received the latest legal status report. The Board unanimously authorized the attorney to proceed with foreclosure for account number redacted. The Board unanimously authorized the attorney to bid on the Association's behalf in foreclosure for account number redacted for past due assessments.

AGING REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest aging report prior to the meeting. The Board unanimously approved all accounts that owe past due assessments with total balance of \$500 or more, which are not on an active payment plan, be

escalated to the Association's attorney for non-payment of assessments. Account numbers are listed on the last page of this document.

Executive session concluded at 6:33 p.m. Open session was called to order.

The Board reentered executive session at 8:17 p.m.

VIOLATION SUMMARY REPORT & ATTORNEY AUTHORIZATIONS

The Board received the latest violation summary report. With a majority in favor, the Board authorized account 5832314723 to be escalated to the Association's attorney for an uncured violation for a swing. Blake Roder abstained. The Board unanimously authorized the following accounts to be escalated to the Association's attorney for uncured deed restriction violations: account number redacted (swing, denied improvement, landscaping), account number redacted (landscaping), account number redacted (unapproved improvements), account number redacted (unapproved improvement), account number redacted (swing), account number redacted (paint), account number redacted (fence), account number redacted (fence, mildew, landscape, A/C unit), account number redacted (general maintenance), account number redacted (clutter).

The Board unanimously authorized Management to engage the Association's attorney, if needed, in resolution for property damage by a vendor.

Executive session concluded at 8:45 p.m.