

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

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

Jennifer Grillo - President  
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 5:29 p.m.

**HOMEOWNER REQUESTS & HEARINGS**

A homeowner met with the Board for a hearing on the denial of their ARC request for a patio cover. The Board unanimously approved overturning the ARC's denial for the patio cover with the stipulation that the cover adheres to the ARC Guidelines for patio covers (account number redacted)

Homeowners met with the Board for a hearing regarding the denial of their roof ARC request (account number redacted). The Board unanimously approved overturning the ARC's denial and granted a one-time variance for the roof with the stipulation that future roof replacements adhere to the ARC Guidelines.

**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).

**AGING REPORT & ATTORNEY AUTHORIZATIONS**

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

**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 uncured deed restriction violations: account number redacted (basketball goal), account number redacted (general property maintenance), account number redacted (general property maintenance, landscaping), account number redacted (unapproved improvement), account number redacted (unapproved improvement for landscape), account number redacted (short term rental), account number redacted (short term rental), and account number redacted (short term rental).

Executive session concluded at 6:33 p.m.

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

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

<b>Board Members Present</b>	<b>Management Present</b>
Jennifer Grillo - President	Rebecca Atkinson – Client Relations Manager
Mark Hoesel – Vice President	Jennifer Dubois – Sr. Community Manager
Steven Fipke - Treasurer	Veronica Trevathan – Clubhouse Director
Blake Roder – Director	
Justin Worthon – Director	

**OPEN SESSION**

**CALL TO ORDER**

A quorum was established, and Jennifer Grillo called the open session of the meeting to order at 6:34 p.m.

**HOMEOWNER CONCERNS/REQUESTS**

Ten (10) homeowners were present over the course of the meeting. A homeowner presented a proposal to the Board to purchase common area in Serrano Creek to build a new residence. The Board requested additional time to review the request. Another homeowner discussed the Association’s sale of common property in Tangle Creek with the Board. Three homeowners inquired about the status of the Fairway Crossing gate callbox replacement. Management reported that the callbox programming is almost finished, and it will be installed shortly thereafter.

**WELCOME COMMITTEE REPORT**

Mark Hoesel reported that there were 18 resales in July, with 119 resales year to date.

**CRIME WATCH COMMITTEE REPORT**

Cynthia Putnam presented the crime statistics for July. A CPR class is scheduled for September 9th at the Clubhouse. The Committee has begun preparing for National Night Out.

**LANDSCAPE COMMITTEE REPORT**

Management presented the Committee’s report. The Committee requested \$200 for materials for National Night Out. The Board approved with all in favor. The Committee provided recommendations to enhance the landscaping at the “Park” sign at the corner of Mesa Dr. and Fall Creek Bend. They are also researching designs for signage at the Butterfly Garden.

**SOCIAL COMMITTEE**

Jennifer Grillo reported that Bow Wow Luau will be held on September 7th from 2:00 – 5:00 p.m. A concert and cook-off are being considered for November.

**TENNIS COMMITTEE**

Management provided the Committee’s update from July. Management met with the vendor that cleaned the courts in May to discuss the surface damage to the courts. After further review, Management determined that it was unlikely that the cleaning equipment was responsible for the damage.

## **PRIOR BUSINESS**

The Board unanimously approved the “Rescission of Committee Guidelines”, thereby dissolving the Association’s committees (with exception to Architectural Review). The document will be filed with Harris County. The tennis bank account will remain open for the purpose of collecting program registration fees and the payment of program coaches.

The Board reviewed four payment applications provided by TBG Partners for the HWAC project. The Board unanimously approved the four payment applications (#0155 payment 4 for \$48,134.53, #0140 payment 4 for \$77,554.26, #0140 payment 5 for \$77,554.26, #0140 payment 6 for \$98,841.15) to Earthcare Management.

For the pedestrian bridge, the Board unanimously approved the “Joint Participation Agreement” with Harris County which states the Association will be responsible for all costs related to the construction and maintenance of the bridge. The Association’s attorney suggested some revisions to the agreement. Management will submit these revisions to the County. If the revisions are denied, then they will proceed with the original draft of the agreement.

## **NEW BUSINESS**

The Board unanimously approved the “Gate Damage Policy” as drafted by the attorney. The policy establishes rules for residents and guests using the Fairway Crossing and Serrano Creek access gates and fines for the misuse and damage of the gates.

The Board unanimously approved the renewal of the “Agreement for Law Enforcement Services” with the Harris County Sheriff’s Office for patrol services at \$43,435 per month, for twelve months, effective September 2024.

The Board unanimously approved a revised “Violation Enforcement Resolution” and “Uncurable Violation Enforcement Resolution” which has been edited to allow the Board, at their sole discretion, to vary from the fining schedule on a case-by-case basis.

The Board reviewed three bids for holiday décor and lighting. The Board unanimously approved a three-year agreement with previous vendor, Silversand Services, in the amount of \$59,079 annually.

The Board unanimously approved an estimate from Bellex in the amount of \$15,870 to repair the four leaning bridge columns on Cole Point and for the expense to be paid from the Fairway Crossing reserve. The columns were originally built without proper support and will continue to lean unless new piers and footings are installed.

Due to Hurricane Beryl in July, dozens of large pine trees fell from common areas. The Board unanimously approved Earthcare’s estimate (#cs-1376) in the amount of \$95,530.63 for the removal and disposal of post storm damage and fallen trees. The expense will be paid from the Association’s reserve. Along with trees, many brick and concrete perimeter fences sustained damage. The Board approved an estimate from FenceCrete to repair and replace a perimeter pre-cast concrete fence for \$11,849.61. Jennfier Grillo abstained. The Board also unanimously approved Management to authorize fence repairs up to the signing amount of \$10,000 each, with a cap of \$30,000. Estimates over the signing amount will be brought to the Board for approval. All storm related fence repairs will be paid from the reserve.

The Board revisited the proposal made by a homeowner at the beginning of the meeting to purchase common area in Serrano Creek to construct a new residence. The Board unanimously declined the proposal.

The ARC Hearing Committee and 2025 Budget agenda items were tabled.

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

The Board unanimously approved the minutes for the June 11, 2024 board meeting as submitted.

**TREASURER’S REPORT – FINANCIAL REPORT**

The Board received the most recent financial report, ending June 30, 2024. The overall collection rate is currently 97%.

**ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS & EXECUTIVE SUMMARY**

Following a hearing at the June meeting, the Board voted electronically to overturn an ARC denial for a generator. In July, the Board voted electronically to approve the replacement of ten stolen backflow preventers for approximately \$16,000 and to press charges against the suspect of the theft. Actions taken during executive session are summarized in the minutes. There were no homeowners present at this time.

**ADJOURNMENT**

With no further business, the meeting adjourned at 8:41 p.m.