

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
September 10, 2024

Clubhouse Conference Room, 7930 Fall Creek Bend, Humble TX 77396
6:30 p.m. (5:30 p.m. closed executive session)

Board Members Present

Jennifer Grillo – *President*
Mark Hoesel – *Vice President*
Steven Fipke – *Treasurer*
Justin Worthon – *Secretary*
Blake Roder – *Asst. Secretary/Treasurer*

Management Present

Rebecca Atkinson – *Client Relations Manager*
Jennifer Dubois – *Sr. Community Manager*
Veronica Trevathan – *Clubhouse Director*

I. **CALL TO ORDER:** A quorum was established, and Mark Hoesel called the meeting to order at 5:34 p.m. At this time, the Board convened into executive session.

II. **CLOSED EXECUTIVE SESSION**

- A. **Homeowner Requests and Hearings:** A homeowner (account number redacted) met with the Board to discuss a neighbor-to-neighbor dispute. Another homeowner briefly attended on the matter of the committee dissolution, but discussion was deferred to open session. No action taken.
- B. **Legal:** The Board discussed the most recent legal status report.
- C. **Deed Restriction Violations and Summary Report:** The Board received the latest violation summary report.
- D. **Aging Report and Collections:** The Board received the latest aging report prior to the meeting. The Board unanimously approved all “Level 4” accounts with a balance of \$500 or more in assessments, and which are not on a payment plan, to be escalated to the Association’s attorney for collection: account numbers redacted

Executive session concluded at 6:29 p.m.

With a quorum still present, the Board entered open session at 6:32 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Six (6) homeowners were present over the course of the meeting. A homeowner from the former Crime Watch Committee shared their disappointment with the Board’s dissolution of the committees and communication on the matter. Another homeowner inquired about their proposal to purchase common property in Serrano Creek (see below, under item C, 6). Two homeowners expressed dissatisfaction about the cleanliness of Pool 2 and the speed at which their concerns are resolved. At this time, Rachael Morant of Aquatic Advisors was in attendance and discussed the pools (see below, under item D, 3)
- B. **Approval of Meeting Minutes:** The Board unanimously approved the August 13, 2024, meeting minutes with an amendment to the first item under Prior Business, noting that the Recission of Committee Guidelines will be filed with Harris County.

C. **Board Discussion and Consideration**

- 1. **Officer Election:** The Board unanimously elected Justin Worthon as Secretary and Blake Roder as

Assistant Secretary/Treasurer.

2. **2025 Budget:** The Board unanimously approved the 2025 Fall Creek budget as presented, with no increase in assessments, at a rate of \$1,190 per lot and a total of \$3,680,492 in both income and expenses. The budget includes reimbursement from the WCID-96 for fifty percent of the patrol contract with HCSO. The Board unanimously approved the renewal of the 2024-2025 “Agreement for Funding Law Enforcement Services” which stipulates this reimbursement. The Board then unanimously approved the 2025 Serrano Creek budget as presented, with no increase in assessments, at a rate of \$1,398 per lot (in addition to the Fall Creek HOA assessment) and a total of \$89,472 in income and expenses. The Board also unanimously approved the 2025 Fairway Crossing budget as presented, with no increase in assessments, at a rate of \$700 per lot (in addition to the Fall Creek HOA assessment) and a total of \$94,500 in income and expenses.
3. **Perimeter Fence Maintenance Proposals:** The Board unanimously approved two FenceCrete estimates for the repair and replacement of perimeter pre-cast concrete fences, totaling \$11,232.95 and \$14,519.47. The expenses will be paid by the Reserve.
4. **Common Area Conveyance (Section 20, Tract “A” & “B” Rest. Reserve “D” in Block 2):** At the April 2024 meeting, the Board approved a proposal to convey common area in Tangle Creek to two homeowners wishing to extend their backyards for \$350,000 and \$50,000 respectively. The Board unanimously approved the draft deeds for the mentioned tracts, contingent upon the attorney’s pending revisions and final review by the Board. Additionally, the Board unanimously approved a request from one of the homeowners to modify the boundaries of Tract “B” to include part of the side yard.
5. **Entrance Monument(s) Landscape Stones Maintenance Proposal:** The Board received an estimate of approximately \$25,800 to clean and reset the landscape stones at the main entrances with new mortar. After discussion, the Board unanimously voted against proceeding with the work.
6. **Group and Homeowner Requests**
 - Mass Communications – LED Board/Eblasts: This item was not discussed.
 - Cardinal County Fair Sponsorship Request: The Board unanimously approved a \$500 sponsorship (each) to Fall Creek Elementary and Autumn Creek Elementary.
 - Clubhouse Exercise Group Request: A homeowner requested use of the Clubhouse for an exercise group. The Board unanimously denied this request. The homeowner also requested the Association install additional landscaping behind their home along Mesa Rd. The Board unanimously denied this request.
 - Common Area Conveyance Proposals (Section 4, Res C, Block 4): The Board unanimously voted against selling this tract of land in Serrano Creek, particularly for residential development, for all purchase proposals, now and in the future.
7. **HWAC Payment Applications:** No applications for review.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 23 resales in August. Management will update the informational booklets and magnets provided to new homeowners.
2. **Harris County Sheriff’s Office (HCSO) Patrol Statistics:** Deputy Saganeck and Mark Hoesel shared a summary of the statistics for August 2024.
3. **Amenities & Maintenance**
 - Pool Season: Rachael Morant of Aquatic Advisors provided an update on the recent inspection conducted by Harris County, which has resulted in the temporary closure of both

pools. Modifications to the perimeter fencing of Pool 1 are necessary, and Aquatic Advisors will provide a quote for the required work. She also discussed expenses for 2025, including renovations to the guard room and leak repairs to Pool 1. Rachael also discussed the maintenance of Pool 2.

4. **Special Projects:** Installation of the fencing at the former dog park is near completion. No other items reported.
5. **Events:** The Bow Wow Luau on September 7th was a success. The next event will be National Night Out on October 1st.
6. **Financials:** The Board received the most recent financial report, ending July 31, 2024. The overall collection rate is currently 97%.

E. Announcement of Actions Between Meetings & Executive Session Summary: There were no actions between meetings to report. Actions taken during the executive session are summarized in the minutes. There were no homeowners present at this time.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 9:09 p.m.