

**Fall Creek Homeowners Association & Community Services Foundation, Inc.**  
**Board of Directors Meeting Minutes**  
**October 8, 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*  
Justin Worthon – *Secretary*

**Management Present**

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 5:42 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) attended a hearing with the Board regarding the denial of their roof ARC request. The Board unanimously agreed to grant one time ARC variances for emergency repairs completed this summer due to Hurricane Beryl, on a case-by-case basis. The Board unanimously approved overturning the ARC’s denial and granted a one-time variance for the roof, with the condition that future roof replacements must comply with the Association’s guidelines.

B. **Legal:** The Board discussed the most recent legal status report.

C. **Deed Restriction Violations and Summary Report:** The Board unanimously approved the following accounts to be escalated to the Association’s attorney for uncured deed restriction violations: account number redacted (unapproved improvement/landscaping), account number redacted (fence), account number redacted (landscaping), account number redacted (fence), account number redacted (landscaping), account number redacted (general maintenance)

D. **Aging Report and Collections:** The Board received the latest aging report prior to the meeting.

Executive session concluded at 6:32 p.m.

With a quorum still present, the Board entered open session at 6:36 p.m.

III. **OPEN SESSION**

A. **Homeowner Forum:** Six (6) homeowners were present over the course of the meeting. A homeowner provided feedback on National Night Out, noting that the event was a success. Four homeowners discussed their concerns about the maintenance of Pool 2 with the Board.

B. **Approval of Meeting Minutes:** The Board approved the September 10, 2024, meeting minutes with a majority in favor.

C. **Board Discussion and Consideration**

1. **Pool Maintenance & Repairs:** The Board reviewed estimates to repair a leaking expansion joint at Pool 1, add perimeter fencing per County requirements at Pool 1, and replaster the spa and pool at Pool 2. The Board requested that Management obtain additional quotes for these projects. The Board reviewed an estimate from Aquatic Advisors to renovate the lifeguard break room at Pool 1.

This item was tabled. The Board unanimously approved an estimate from Amusement Restoration Companies in the amount of \$14,130 for maintenance, cleaning, and repair of the large slides at Pool 1.

2. **Perimeter Fence Maintenance Proposals:** With a majority in favor, the Board approved a proposal for the repair and replacement of perimeter pre-cast concrete fence for \$15,701.48. The expenses will be paid by the Reserve.
3. **Farmer's Market Lease:** The Board unanimously approved a one-year lease agreement renewal between the Association and the Farmer's Market (Buy Local LLC).
4. **Common Area Conveyance (Section 20, Tract "A" & "B" Rest. Reserve "D" in Block 2):** The Board approved the conveyance of these tracts at the April and September 2024 meetings. The Board reviewed and unanimously approved the final draft of the deeds for signature.
5. **HWAC Payment Applications:** The Board reviewed two payment applications provided by TBG Partners for the HWAC Project. The Board unanimously approved the payments (#0140 payment 7 for \$192,367 and payment 8 for \$115,809.54) to Earthcare Management.

#### ***D. Reports***

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 21 resales in September, an increase over previous years.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Sgt. Ashworth shared a summary of the statistics for September 2024.
3. **Amenities & Maintenance:** Perimeter fence repairs are still in progress following Hurricane Beryl. Earthcare is still addressing reports of dead and dying trees throughout the community.
4. **Special Projects:** Installation of the fencing at the former dog park is near completion. A walkthrough will be performed before final payment for the project is released. The maintenance agreement for the Pedestrian Bridge is currently being considered at the County Commissioner's Court.
5. **Events:** The event coordinator submitted a report to the Board on National Night Out. The Annual Meeting will be held in December and notices will be sent to homeowners shortly. A Fall Concert & Cookoff is scheduled for November 10<sup>th</sup>. The Holiday Market will be on December 7<sup>th</sup>.
6. **Financials:** The Board received the most recent financial report, ending August 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 9:13 p.m.