

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
November 12, 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

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

Management Present

Rebecca Fisher – *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 5:33 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 generator request. With three (3) in favor and one (1) opposed, the Board approved overturning the ARC’s denial to allow the generator, given that the next-door neighbor had no objections, and the homeowner assumes responsibility for any safety concerns.
- B. **Legal:** The Board received the most recent legal status report. The Board unanimously authorized the attorney to escalate [account number redacted] to foreclosure due to past due assessments. Additionally, the Board unanimously approved Management to authorize all future foreclosure bid requests at the minimum bid.
- 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 (landscaping), account number redacted (landscaping), account number redacted (general maintenance), account number redacted (landscaping), account number redacted (clutter), account number redacted (landscaping).
- D. **Aging Report and Collections:** The Board received the latest aging report prior to the meeting. The Board reviewed a fee waiver request (account number redacted) and approved a waiver for “soft costs” only.

Management provided the Board with details about the registration process for the Corporate Transparency Act. The Board unanimously decided to opt into SpectrumAM’s registration service.

Executive session concluded at 6:22 p.m.

With a quorum still present, the Board entered open session at 6:24 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Four (4) homeowners were present over the course of the meeting. Homeowners asked about the status of the repair work at Pool 2 and expressed their gratitude to the Board for the facility improvements.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the October 8, 2024 and November 4, 2024 meeting minutes as presented.

C. Board Discussion and Consideration

- 1. Community Services Foundation Board:** To record for the meeting minutes, the Board elected Justin Worthon and Blake Roder to the Foundation Board and removed Bill Henderson, effective May 14, 2024, coinciding with their appointment and removal from the HOA Board.
- 2. Pool Maintenance & Repairs:** The Board reviewed three (3) estimates to repair the leak at Pool 1 and replace the main drain covers. There is concern that the leak may originate within the pool wall, requiring additional work. The Board unanimously approved Aquatic Advisors to drain the pool and inspect the leak as outlined in estimate #1867. If no further issues are found, Aquatic Advisors are authorized to complete the repair work as detailed in estimate #1867. The total cost for this project is \$20,082, matching the lowest bid. The expenses will be paid by Foundation.
The Board discussed removing the spa at Pool 2 due to maintenance challenges that would require draining the spa multiple times a week. Management presented three (3) estimates to fill in the spa and remove the surrounding fence. The Board unanimously approved estimate #1849 from Aquatic Advisors, with a \$2,362 price reduction to match the lowest bid of \$14,133. The expenses will be paid by Foundation. Management proposed adding a shade structure in place of the spa. The Board supported this idea and requested additional estimates for review.
- 3. Perimeter Fence Maintenance Proposals:** Management updated the Board on the extent of fence repairs needed since the July storm. The Board unanimously approved an additional \$30,000 from the reserve to cover these repairs.
- 4. HWAC Payment Applications:** No applications for review.

D. Reports

- 1. Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 10 resales in October and 125 resales year to date. The welcome materials (booklet, letter) were updated with new information.
- 2. Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel shared a summary of the statistics for October 2024.
- 3. Amenities & Maintenance:** Management reported issues with the AT&T internet service powering the cameras at the Serrano and Fairway entrance gates. As a temporary solution, Management proposed purchasing a hotspot device with cellular service, which could also serve as a long-term replacement for AT&T if effective. The Board unanimously approved Management to purchase the device and set up a month-to-month cellular plan.
- 4. Special Projects:** Management has been unable to obtain an update from Wes Cegelski at TBG on the monument project for Fall Creek Preserve. Management will investigate alternatives and continue to push the project forward.
- 5. Events:** The Holiday Market will be on December 7th. The Annual Meeting will be held on December 10th at 6:00 p.m. at Fall Creek Elementary School.
- 6. Financials:** The Board received the most recent financial report, ending September 30, 2024. The overall collection rate is currently 98%.

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 7:37 p.m.