Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
January 14, 2025
Clubhouse Conference Room, 7930 Fall Creek Bend, Humble TX 77396
6:30 p.m. (5:30 p.m. closed executive session)

Board Members Present	Management Present
Mark Hoesel – *Vice President*	Rebecca Fisher – *Client Relations Manager*
Steven Fipke – *Treasurer*	Jennifer Dubois – *Sr. Community Manager*
Justin Worthon – *Secretary*	Veronica Trevathan – *Clubhouse Director*
Blake Roder – *Asst. Secretary/Treasurer*	

I. CALL TO ORDER: A quorum was established, and Mark Hoesel called the meeting to order at 5:36 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 for a hearing on the denial of their ARC request for a fence. The Board unanimously overturned the denial, with the stipulation that all future replacements and alterations receive ARC approval. Another homeowner (account number redacted) attended a hearing concerning the denial of their ARC request for a tree. The Board unanimously overturned the denial. All future tree removals or replacements will still require ARC approval. The Board met with homeowners (account number redacted) for a hearing on the denial of their ARC request for exterior paint. The Board requested that Management obtain additional information from the homeowners before coming to a decision.

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

C. *Deed Restriction Violations and Summary Report:* The Board received the current violation summary report.

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

E. Annual Review of Board Policies: The Board unanimously authorized Management to perform the following tasks as necessary throughout the year:

- Approve payment plan requests up to 18 months, with the stipulation that all future assessments must be paid on time. Payments must be made on time or will be considered in default. Second payment plans may be considered on a case-by-case basis by Management, with the objective that past due assessments do not roll over into the next year.
- Waive "soft costs" for all accounts in response to fee/fine disputes, contingent upon the owner paying the remaining balance owed. On a case-by-case basis, waive all fees as a *one-time* courtesy if assessments are paid in full before the end of February 2025 and waive violation fines if the violation has been cured.
- Authorize lawsuits for further collection efforts on accounts that have been previously approved by the Board to go to the attorney. For foreclosures previously approved by the Board, authorize the attorney to bid on the Association's behalf up to the balance due on the judgement owed.
- Purchase gift cards up to $250 in total annually as needed for Association business.
- Spectrum signing amount of $10,000/item. Authorize change orders for previously approved expenses not to exceed the signing amount.
- Perform bank transfers to keep accounts within FDIC limits and pay previously approved expenses.

- Deactivate amenity badges for all accounts with past due assessments of $50 or more as of 4/1/2025.
- Clean up the current aging report by waiving fees/fines for “Previous Owners” and accounts with balances of $25 or less.

Executive session concluded at 6:33 p.m.

With a quorum still present, the Board entered open session at 6:35 p.m.

III. OPEN SESSION

A. ***Homeowner Forum:*** Twenty-four (24) homeowners were present over the course of the meeting. The primary topic of discussion was the removal of the spa at Enclave/Pool 2. Several homeowners expressed their dismay at the spa’s removal, requesting its reinstatement, and voiced dissatisfaction over communication on this matter. The Board discussed the circumstances surrounding the spa removal and answered homeowner questions. Management is currently working to obtain the cost of installing a new spa and improved maintenance. The Board plans to revisit this topic in the near future.

Some homeowners also raised concerns about suspicious activity in the community and the hold times for dispatch at the Sheriff’s office. Sgt. Ashworth of HCSO was in attendance and addressed these concerns.

Other topics of discussion included: the Fairway Crossing gate, pedestrian access to Enclave/Pool 2, the general maintenance of both pools, stray animals, the tennis court reservation system, street parking, the replacement of trees removed due to Hurricane Beryl, and a request to hold a Butterfly Garden celebration in May (see item A under Homeowner Requests below).

B. Approval of Meeting Minutes: The Board unanimously approved the November 12, 2024 and December 20, 2024 meeting minutes as presented.

C. Board Discussion and Consideration

1. **Election of Board Officers:** The Board unanimously approved the election of the following officers - Jennifer Grillo as President, Mark Hoesel as Vice President, Steven Fipke as Treasurer, Justin Worthon as Secretary, and Blake Roder as Asst. Secretary/Asst. Treasurer**.**
2. **Pools**
    a. **Enclave/Pool 2 Shade Structure Proposals:** Due to the prior discussion concerning the spa removal, this item was not addressed.
    b. **Pool 1 Maintenance Projects:** Since there were no new items for consideration, this item was not addressed.
3. **Homeowner Requests**
    a. **Butterfly Garden Celebration:** Carol Deeb, Chairwoman of the former Landscape Committee, requested approval to host a community event at the Butterfly Garden on May 17th and funds for the event. The Board asked for additional time to consider this request. Management will provide the Board's decision at a later date.
    b. **Woodcreek Middle School PTO Sponsorship:** The Board reviewed a sponsorship request from the PTO for the Taproom Takeover Fundraiser. In response to past homeowner concerns regarding donations and sponsorships, the Board declined the request by majority vote, with Blake Roder abstaining.
    c. **Blood Drives:** The Board reviewed a request from Marvin Castex of the Gulf Coast Regional Blood Center to use the Clubhouse parking lot for blood drives on March 8, June 14, and December 13, 2025. The Board unanimously approved this request, contingent upon input

from the Association's attorney on liability concerns.

4. **Landscaping**
    a. **Maintenance Contract Addendum:** The Board reviewed a contract addendum from Earthcare Management, proposing a monthly fee of $2,427.94 plus tax for the maintenance of new plants on the Beltway 8 frontage from the HWAC project. The Board requested that Management obtain an itemized scope of work and collaborate with the vendor to minimize costs.
    b. **Seasonal Color Selection:** The Board unanimously approved option #4 (salvia and petunias) for the March 2025 planting.
5. **Access & Gates, Maintenance Contract:** Management is currently seeking proposals from access vendors and exploring potential improvements to the Fairway Crossing gate. This item will be revisited.
6. **HWAC Payment Applications (if any)**: No applications for review.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 139 resales in 2024, an increase of 20 over 2023.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel shared a summary of the patrol statistics for December 2024.
3. **Amenities & Maintenance:** No items discussed.
4. **Special Projects:** Management informed the Board that the county has approved the plans for the Pedestrian Bridge. BGE, the engineering firm, is preparing to bid out the construction work, excluding the bridge itself, which was awarded in 2023. Management has yet to receive any communication from TBG Partners regarding the monument project for the Fall Creek Preserve entrance and is currently seeking alternative professionals to assist with the project
5. **Events:** The next regular Board meeting will be held on February 11, 2025.
6. **Financials:** The Board received the most recent financial report, ending November 30, 2024. The overall 2025 collection rate is currently 50%.

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.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 8:58 p.m.