FALL CREEK

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Agenda
February 11, 2025
Clubhouse Conference Room, 7930 Fall Creek Bend, Humble TX 77396
6:30 p.m. (5:30 p.m. closed executive session)

I. **CALL TO ORDER**

II. **CLOSED EXECUTIVE SESSION (5:30 p.m.)**

- **A. Homeowner Requests and Hearings**
- **B. Legal:** Legal Status Report, Foreclosure and Bid Authorization(s)
- **C. Deed Restriction Violations and Summary Report:** Attorney Authorization(s) for Uncured Violations
- **D. Aging Report and Collections:** Attorney Authorization(s) for Past Due Assessments

III. **OPEN SESSION (6:30 p.m.)**

- **A. Homeowner Forum** *(All guests are asked to sign in, please limit comments to 2 minutes)*
- **B. Approval of Meeting Minutes:** January 14, 2025
- **C. Board Discussion and Consideration**
    1. Pools
        a. Enclave/Pool 2 – Spa and Other Facility Improvements
        b. Pool 1 – Sand Filter Change and Maintenance
    2. Homeowner Requests
        a. Butterfly Garden Celebration
        b. Streetlight Installation on Mystic Falls
        c. Vacant Lot ("0 Caroline Ridge") Fence Enclosure
    3. Insurance Renewal 2025-2026
    4. Access & Gates: Maintenance and Operations
    5. HWAC Project
        a. Payment Applications and Certificates of Final Acceptance
        b. Landscaping Maintenance Contract Addendum
- **D. Reports**
    1. Resale and Welcome Packet Statistics
    2. Harris County Sheriff's Office (HCSO) Patrol Statistics
    3. Amenities & Maintenance
    4. Special Projects
    5. Events
        a. Board Meeting – March 11, 2025
    6. Financials: Current Collection Rate for 2025 Assessments – 77%
- **E. Announcement of Actions Between Meetings & Executive Session Summary**

IV. **ADJOURNMENT**