Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
February 11, 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
Jennifer Grillo – *President*	Jennifer Dubois – *Sr. Community Manager*
Mark Hoesel – *Vice President*	Veronica Trevathan – *Clubhouse Director*
Steven Fipke – *Treasurer*	

I. CALL TO ORDER: A quorum was established, and the meeting was called to order at 5:37 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) requested a full fee waiver during a hearing with the Board. While the Board unanimously declined the waiver request, they offered to put the account on hold until the end of April 2025. Another homeowner (account number redacted) attended a hearing regarding the denial of their ARC request to build a shed. The Board approved a variance for the shed's location and height, with the condition that the homeowner repaint the shed in a color harmonious with their residence. ARC approval for the paint color is required. The Board met with homeowners (account number redacted) concerning the denial of their ARC request to modify their garage door from two doors to one. The Board unanimously decided to overturn the ARC's denial and approve the modification.

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.

Executive session concluded at 6:32 p.m.

With a quorum still present, the Board entered open session at 6:33 p.m.

III. OPEN SESSION

A. *Homeowner Forum:* Sixteen (16) homeowners were present over the course of the meeting. Homeowners from Fairway Crossing attended to discuss the vacant lot on Caroline Ridge (see item C, 2-c below) and the status of the community's entrance gates (see item C, 4 below). A homeowner expressed concerns about property values due to individuals shooting behind their home on Wilson Rd. They were advised to contact law enforcement. Carol Deeb, of the former Landscape Committee, discussed directional signage for the Butterfly Garden and her event proposal (see item C, 2-a below). There was also a discussion about the reopening of Pool 2 and concerns regarding pool maintenance. A homeowner suggested that the Association include reminders in the Leaves of Fall Creek Newsletter on ways to be a good neighbor.

B. Approval of Meeting Minutes: The Board approved the January 14, 2025, meeting minutes as presented. Jennifer Grillo abstained as she was not present for the January meeting.

C. Board Discussion and Consideration

1. **Pools**
    a. **Enclave/Pool 2 – Spa and Other Facility Improvements:** Management presented the Board with two quotes from Aquatic Advisors to replace the spa, priced at $73,900 (same as previous spa) and $98,653 (improved spa). Pool Management advised that an enhanced maintenance plan for the spa would cost approximately $300 more per month. Additionally, Management provided quotes for a shade structure and spraying the deck with "cool deck," along with other facility improvement ideas such as heating the pool. The Board decided to table their decision until more spa bids are available. Management has reached out to three other companies for bids.
    b. **Pool 1 – Sand Filter Change and Maintenance:** Management provided an estimate from Aquatic Advisors to perform a sand filter change at Pool 1 for $16,712.23. The last sand change was 10 years ago. The Board unanimously approved the estimate with the stipulation that Management provide a cost comparison from another pool vendor.
2. **Homeowner Requests**
    a. **Butterfly Garden Celebration:** At the previous meeting, Carol Deeb requested approval to host a community event at the Butterfly Garden on May 17th and funds for the event. Jennifer Grillo will work with Carol Deeb and the event coordinator, Tina, to see if the Butterfly Garden could be incorporated into an existing spring event.
    b. **Streetlight Installation on Mystic Falls:** In response to a homeowner's request, Management obtained a quote from CenterPoint to install a new streetlight at the end of Mystic Falls for $1,325. Before voting, the Board requested that Management confirm whether the electrical tie-in is included in the proposal.
    c. **Vacant Lot ("0" Caroline Ridge) Fence Enclosure:** The Association owns a small parcel of vacant land at the intersection of Redstone and Caroline Ridge. A neighboring homeowner attended the meeting to request assistance with motorized vehicles crossing the lot as residents try to reach the golf course. These vehicles have caused damage to the landscaping and sprinkler heads. The Board discussed various options but concluded that fencing the back property line would be the best solution. This lot is not intended to provide golf course access, and there are alternative routes within Fairway Crossing. Additionally, the other lot owned by the Association on Caroline Ridge already has a fence on the back property line. The Board unanimously authorized Management to install fencing that matches the neighboring homeowner's fencing.
3. **Insurance Renewal 2025 – 2026:** The Board unanimously approved the renewal of the Association's insurance policies for an annual premium of $156,805.26 effective 2/28/25.
4. **Access & Gates: Maintenance and Operations –** Management currently has one bid to replace the current gate vendor and is working to obtain more. In January, a delivery driver hit the Fairway Crossing exit gate, damaging both the gate and the exit gate operator. The gate vendor proposed replacing and relocating the exit operator so that both the entrance and exit gates open in tandem, potentially reducing the number of similar incidents. They also suggested keeping the entrance and exit gates locked open during peak traffic hours to minimize wear and tear. Based on resident feedback, the Board decided not to pursue these suggestions. However, the Board unanimously approved the proposal from ICSH for $10,652.69 to replace the operator and repair/repaint the exit gate. Management will seek reimbursement from the delivery driver's insurance. Jennifer Grillo proposed a redesign of the Fairway Crossing gate. This may require using land owned by the Golf Club of Houston. Management will inquire with GCOH.
5. **HWAC Project**
    a. **Payment Applications and Certificates of Final Acceptance –** Management presented the

Certificates of Final Acceptance for phases #0140 and #0155 of the HWAC project. The Board unanimously approved the certificates, contingent upon receiving additional information regarding Earthcare's plan to address the dead trees. The Board reviewed a payment application provided by TBG Partners. The Board unanimously approved final payment for phase #0140 of the HWAC project in the amount of $88,809.89.

b. **Landscape Maintenance Contract Addendum –** Management presented a revised addendum with a price reduction of $400 per month. The Board unanimously approved Earthcare's landscape maintenance contract addendum for $2,005 per month to maintain the new trees and plants along Beltway 8.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 17 resales in January, an increase from the previous two years.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and the HCSO deputies in attendance shared a summary of the patrol statistics for January 2025.
3. **Amenities & Maintenance:** No items discussed.
4. **Special Projects:** Management informed the Board that Brown and Gay Engineering (BGE) is currently bidding out the construction work for the Pedestrian Bridge project and has requested that BGE attend a board meeting to present the bids. Management is seeking an architectural firm to take over the monument project for Fall Creek Preserve.
5. **Events:** Event Coordinator, Tina De Ases, provided the Board with a tentative list of this year's community events and potential expenses. Tina inquired about serving alcohol at Music in May. The Board asked that Tina request permission from the WCID-96. The next regular Board meeting will be held on March 11, 2025.
6. **Financials:** The Board received the most recent financial report, ending December 31, 2024. The overall 2025 collection rate is currently 77%. The Board discussed the reserve account balance and authorized Management to transfer $350,000 into the reserve account.

E. Announcement of Actions Between Meetings & Executive Session Summary: Management announced the Board's decision to deny a homeowner's appeal for exterior paint, following their hearing at the February 2025 meeting. Actions taken during the executive session are summarized in the minutes.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 8:44 p.m.