Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
March 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*
Justin Worthon – *Secretary*	
Blake Roder – *Asst. Secretary/Treasurer*	

I. CALL TO ORDER: A quorum was established, and the meeting was called to order at 5:43 p.m. At this time, the Board convened into executive session.

II. CLOSED EXECUTIVE SESSION

A. Homeowner Requests and Hearings: No hearings for consideration.

B. Legal: The Board received the most recent legal status report. The Board reviewed a payment plan request (account number redacted) and approved a 12-month term.

C. *Deed Restriction Violations and Summary Report:* The Board received the current violation summary report and unanimously approved the following accounts to be escalated to the Association's attorney for enforcement of uncured violations: account number redacted (unapproved improvement), account number redacted (general maintenance), account number redacted (dead grass), account number redacted (dead grass), account number redacted (vehicle), account number redacted (landscaping), 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 6:32 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 receive updates on the entrance gate and the fence enclosure for the vacant lot on Caroline Ridge. Several homeowners were present to show support for the installation of a new spa at Enclave/Pool 2. Additional topics of discussion included: landscape and trash can violations, soliciting, and the reopening of Enclave/Pool 2.

B. Approval of Meeting Minutes: The Board unanimously approved the meeting minutes for February 11, 2025 as presented.

C. Board Discussion and Consideration

1. **Pedestrian Bridge: Additional Construction and Service Proposals –** The Board unanimously approved Ninyo & Moore's proposal of $9,790 for geotechnical testing, with funds to be drawn from Foundation. Chris Meinhardt of BGE presented two bids for additional construction work (site prep, sidewalks, storm water pollution control). The Board requested further information for review, specifically regarding costs and, if possible, additional bids.

2. **Enclave/Pool 2: Spa, Shade Structure, and Other Facility Improvements –** A homeowner submitted a petition to the Board, signed by 115 individuals, advocating for the installation of a new spa. Management presented the Board with four bids for an in-ground spa and one bid for an above-ground spa. The Board, with a majority in favor, approved the installation of a new in-ground spa. Justin Worthon opposed. Following this, the Board approved Aquatic Advisors' estimate of $98,653 for the installation, to be funded from the Reserve. The motion passed with three votes in favor and Justin Worthon opposed. Additionally, a fence will need to be reconstructed around the spa. The Board directed Management to review county requirements for fencing and appropriate signage.
3. **Homeowner Requests:** No actions for consideration.
4. **HWAC Project: Certificates of Final Acceptance –** The certificates were approved at the February meeting, contingent upon Earthcare addressing any dead trees. Earthcare expects the bare oak trees to exhibit new growth within the next month. The trees are covered by a one-year warranty. Management will monitor their status and ensure that Earthcare takes care of any necessary replacements before the warranty period ends.
5. **Landscaping: Wilson Rd. Tree Replacements –** The Board unanimously approved Earthcare's $14,121 estimate to install 18 trees along Wilson Road, contingent on receiving written confirmation of a 1-year warranty for the trees. This expense will be paid from Foundation.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 11 resales in February, an increase from the previous two years.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel shared a summary of the patrol statistics for February 2025.
3. **Special Projects & Maintenance:** Management reported that BGE is drafting a service proposal for consulting and construction services to assume responsibility from TBG for the Fall Creek Preserve monument project. The monument's location was discussed, and Management will contact the owners of potential sites. An update was provided on the possibilities for redesigning the Fairway Crossing gate. Additionally, the Board received an update on the Pool 1 fence modifications.
4. **Events:** Jennifer Grillo announced that the Hippie Hoppity spring event will be held on April 5th at the Clubhouse. The next regular Board meeting will be held on April 8, 2025.
5. **Financials:** The Board received the most recent financial report, ending January 31, 2025. The overall 2025 collection rate is currently 88%.

E. Announcement of Actions Between Meetings & Executive Session Summary: The Board approved the purchase of two hotspot devices, each with a data plan from T-Mobile (costing approximately $40 per month). Actions taken during the executive session are summarized in the minutes.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 9:10 p.m.