

**Fall Creek Homeowners Association & Community Services Foundation, Inc.**  
**Board of Directors Meeting Minutes**  
**April 8, 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**

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

**Management Present**

Jennifer Dubois – *Sr. Community Manager*  
Veronica Trevathan – *Clubhouse Director*  
Sally Armitage – *Division President*  
Quin Carter – *Community Manager*

- I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 5:40 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 discussed communication from the Association’s attorney regarding a matter of potential litigation.
- 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. The Board unanimously approved the deactivation of access devices/amenity badges for all accounts with past due assessments.

Executive session concluded at 6:28 p.m.

With a quorum still present, the Board entered open session at 6:28 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Seventeen (17) homeowners were present over the course of the meeting. Several homeowners raised concerns about the construction of a fence along the rear property line at 0 Caroline Ridge, as they utilize the lot for access to the Golf Club. Some suggested a golf cart path as an alternative solution. One homeowner expressed concern that enclosing the lot could impede emergency egress from the community. Additionally, there were some homeowners in support of the fence and finding a resolution to the overall condition of the lot.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the meeting minutes for March 11, 2025 as presented.
- C. **Board Discussion and Consideration**
1. **Pedestrian Bridge: Additional Construction and Service Proposals** – Brown & Gary Engineers (BGE) submitted a third bid for this project. The Board decided to postpone awarding the bid to allow time for further review and for the bidders to provide additional details.
  2. **Vacant Lot (“0” Caroline Ridge) Improvements/Access** – The fence construction is currently on hold. Management presented the Board with three quotes for a concrete golf cart path. The Board discussed ideas for the lot with homeowners. The Board decided to table this item for further

review and consideration.

3. **Fitness Center Maintenance Contract Addendum** – Management recommended increasing the preventative maintenance visits from quarterly to every other month to allow for quicker identification and resolution of equipment issues. The Board unanimously approved Marathon Fitness's contract for six annual visits at a rate of \$425 per visit but requested that Management compare costs for this service to ensure the rate is competitive.
4. **Homeowner Requests**
  - a. **Flying Fish Sponsorship:** The Board unanimously agreed to contribute \$5,000 to the Flying Fish swim team, contingent on the submission of an itemized expense list.
5. **Pool Repairs/Maintenance (if any)** – After consulting with an external pool company, Management confirmed that Aquatic Advisor's costs for the previously approved sand filter change are comparable to those of other vendors. However, they will work to lower the expense of the dumpster rental associated with this project.

#### ***D. Reports***

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 6 resales in March.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Deputy Mendoza shared a summary of the patrol statistics for March 2025. Blake Roder shared concerns about traffic congestion on Stonebridge Creek during after-school pick-up times and provided suggestions on the placement of patrol vehicles.
3. **Special Projects & Maintenance:** Management shared designs for signs to label the Fairway Crossing entrance and exit gates, as well as a notice about the gate damage policy near the callbox. The Board expressed support for the signs but requested adjustments to both the design and wording. Management will revise the proofs and send them to the Board. Management noted that an outside vendor performed an inspection of the gates, and their report should be available shortly.
4. **Events:** The Hippiity Hoppity spring event was rescheduled to April 6<sup>th</sup> due to weather. The event was a success and over 250 photos were taken for families with the Easter Bunny. Music in May kicks off on May 2nd, followed by a pool party on May 10<sup>th</sup>. The next Board meeting is scheduled for May 13<sup>th</sup>.
5. **Financials:** The Board received the most recent financial report, ending February 28, 2025. The overall 2025 collection rate is currently 93%.

- E. Announcement of Actions Between Meetings & Executive Session Summary:*** The Board authorized Management to pay for the new spa installation from Foundation, instead of the Reserve.

**IV. ADJOURNMENT:** With no further business, the meeting adjourned at 8:06 p.m.