Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
May 13, 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*	Sydney Lester– *Community Manager*
Justin Worthon – *Secretary*	

I. CALL TO ORDER: A quorum was established, and the meeting was called to order at 5:35 p.m. At this time, the Board convened into executive session.

II. CLOSED EXECUTIVE SESSION

A. ***Homeowner Requests and Hearings:*** Homeowners met with the Board for a hearing to address a landscaping violation. The Board requested that they submit an ARC request for their landscaping (account # redacted). Another homeowner attended a hearing to request a fee waiver. With a majority in favor, the Board approved a partial waiver, contingent upon payment of the remaining balance (account # redacted). Justin Worthon abstained.

Executive session concluded at 6:37p.m.

With a quorum still present, the Board entered open session at 6:41 p.m.

III. OPEN SESSION

A. ***Homeowner Forum:*** Over the course of the meeting, twenty-six (26) homeowners were in attendance. Most homeowners in attendance wished to express their opinion on the proposed fence and/or golf cart path for the vacant lot in Fairway Crossing ("0 Caroline Ridge" – see item #1 below). Additionally, some homeowners raised concerns about the enforcement of trash and landscaping restrictions and speeding in the community.

B. Approval of Meeting Minutes: With a majority in favor, the Board approved the meeting minutes for April 8, 2025 as presented. Jennifer Grillo abstained.

C. Board Discussion and Consideration

1. **Vacant Lot ("0" Caroline Ridge) Improvements/Access –** The Board engaged in a discussion with homeowners regarding potential solutions for the ongoing issue of golf carts causing damage to the lot. Management provided additional cost estimates for both the golf cart path and a locked gate at the end of the path, accompanied by landscape barriers. No action was taken at this time.
2. **Gate & Access Maintenance Contract –** Management obtained three bids for gate, access, and camera management. Representatives from Pace Protections provided a presentation on their services and answered questions. No action was taken at this time, as the Board will conduct further review before making a decision.
3. **Requests**
    a. **BSA Troop 1922 American Flag Subscription:** The Board unanimously approved the holiday flag display proposal in the amount of $7,840.

b. **Autumn Creek Elementary School Residential Deed Restrictions Removal:** This item was tabled.

4. **Phone Emergency Cellular Upgrade –** The Board unanimously approved upgrading to cellular service for the 911 phone lines at both pools through Kings III, at an additional cost of $17 per month per phone.
5. **Treadmill Replacements for Fitness Center:** The Board unanimously approved the replacement of four treadmills in the fitness center through Marathon Fitness, with a total cost of $33,081 to be funded from the Reserve account.
6. **Pedestrian Bridge: Additional Construction and Service Proposals –** This item was tabled.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 9 resales in April.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Sgt. Ashworth shared a summary of the patrol statistics for April 2025.
3. **Special Projects & Maintenance:** Management is still working to obtain approval for an easement for the proposed monument on Fall Creek Preserve. Additionally, a potential leak/sinkhole near Pool 1 has been identified and is being closely monitored.
4. **Events:** Event Coordinator Tina De Ases provided a report on recent and upcoming events. The Board unanimously approved replacing the summer back-to-school event with a Luau, to be hosted in collaboration with WCID-96, with expenses shared between the Association and WCID-96.
5. **Financials:** The Board received the most recent financial report, ending March 31, 2025. The overall 2025 collection rate is currently 95%.

IV. RECONVENED CLOSED EXECUTIVE SESSION: The Board reconvened into executive session at 9:25 p.m.

A. Legal: The Board received the most recent legal status report. The Board requested that the Association's attorney draft a policy for drought resistant landscaping in accordance with Texas Property Code. The Board authorized the Association's attorney to issue a demand letter to the individual responsible for damaging the Fairway Crossing gate in January 2025, requesting reimbursement.

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

C. *Aging Report and Collections:* The Board received the latest aging report. The Board unanimously approved all accounts that owe past due assessments with total balance of $500 or more, which are not on an active payment plan, be escalated to the Association's attorney for non-payment of assessments. Accounts will be moved to the attorney's office after June 1st. Account numbers are listed on the last page of this document (account numbers redacted).

Executive session concluded at 9:31 p.m.

V. ANNOUNCEMENT OF ACTIONS: No homeowners present at this time. Actions taken during executive session are noted in the minutes.

VI. ADJOURNMENT: With no further business, the meeting adjourned at 9:32 p.m.