

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
June 10, 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 - <i>President</i>	Jennifer Dubois – <i>Sr. Community Manager</i>
Mark Hoesel – <i>Vice President</i>	Veronica Trevathan – <i>Clubhouse Director</i>
Steven Fipke - <i>Treasurer</i>	Lydia Springer – <i>Community Manager</i>
Justin Worthon – <i>Secretary</i>	
Blake Roder – <i>Asst. Secretary/Treasurer</i>	

- I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 5:42 p.m. At this time, the Board convened into executive session.

II. **CLOSED EXECUTIVE SESSION**

- A. **Homeowner Requests and Hearings:** The Board reviewed a previously denied ARC request for a roof and unanimously approved overturning the denial and authorizing a variance, with the stipulation that the homeowner is held responsible for all associated attorney and filing fees related to the drafting and submission of the variance (account # redacted). The Board met with homeowners for a hearing regarding the ARC denial of their roof replacement. The Board unanimously overturned the ARC's denial for the roof as submitted. Any future modifications or replacements will still require prior ARC approval (account # redacted). The Board met with another homeowner for a hearing regarding the ARC denial of their fence stain. The Board unanimously overturned the ARC's denial of the stain with the stipulation that all future alterations or replacements to fence receive prior approval from the ARC (account # redacted)
- B. **Legal:** The Board received the most recent legal status report. The Board authorized the Association's attorney to file for foreclosure due to past due assessments for accounts redacted and redacted.
- C. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report.
- D. **Aging Report and Collections:** No action taken.

Executive session concluded at 6:36 p.m.

With a quorum still present, the Board entered open session at 6:36 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Thirty-two (32) homeowners were present over the course of the meeting. Each homeowner was called upon and given an opportunity to speak to the Board. The majority of homeowners attended to share their perspectives on the proposed changes to the 0 Caroline Ridge lot. Opinions were divided between those favoring golf cart access and those preferring pedestrian only access. A representative from Rescue Texas attended the meeting and noted their interest in participating in future meetings to keep the Board informed about the organization's ongoing initiatives.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the meeting minutes for May 13, 2025 as presented.

C. Board Discussion and Consideration

1. **Vacant Lot (“0” Caroline Ridge) Improvements/Access** – Steven Fipke motioned for the Board to first decide whether the lot should allow golf cart access or be limited to pedestrian use and then called for a vote. Steven, Jennifer Grillo, and Blake Roder supported golf cart access, while Mark Hoesel and Justin Worthon favored pedestrian-only access. With a majority in favor, the Board approved golf cart access on the lot for Fairway Crossing residents. Decisions regarding potential improvements, such as a path, gate, or landscaping, will be addressed at a later date.
2. **Gate & Access Maintenance Contract** – The Board continued to discuss the proposals from Pace Protection for gate, access, and camera management. The Board requested that Management obtain references for Pace and put together a summary of costs.
3. **Requests**
 - a. **Autumn Creek Elementary School Residential Deed Restriction Removal:** This item was tabled. The Association’s attorney is currently reviewing the request. Jennifer Grillo recommended that Management review any available documentation from when the school property was purchased.
4. **Pedestrian Bridge: Additional Construction and Service Proposals** – Following further negotiations, two bidders agreed to lower their pricing without any reduction in scope. The Board unanimously awarded the contract for additional construction services to Skilled Construction Subs in the amount of \$73,500. The Association’s attorney will finalize the draft agreement for the project.
5. **Drought Resistant Landscape Policy** – Management presented the “Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf,” as drafted by the attorney. The policy provides clarification on drought resistant landscaping in accordance with Texas Property Code and the Fall Creek ARC Guidelines. The Board unanimously approved the policy pending final review and signature by Jennifer Grillo.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 11 resales in May.
2. **Harris County Sheriff’s Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth shared a summary of the patrol statistics for May 2025.
3. **Special Projects & Maintenance:** Management explored alternative locations for the Fall Creek Preserve monument project due to a lack of response from the owners of the initially proposed site.
4. **Events:** Event Coordinator Tina De Ases presented a report on the final Music in May event. The Board discussed relocating future events to the Clubhouse area to better manage large crowds and high school attendees. Additionally, the possibility of constructing a stage in the grassy area north of the tennis courts was considered. The Board unanimously approved a \$15,000 contribution to the Golf Club of Houston towards the Fireworks on the Fairway event on July 3rd.
5. **Financials:** The Board received the most recent financial report, ending April 30, 2025. The overall 2025 collection rate is currently 96%.

E. Announcement of Actions Between Meetings & Executive Session Summary: There were no homeowners present at this time. Actions taken in executive session are summarized in the minutes.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 9:13 p.m.