

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

Jennifer Grillo - *President*  
Mark Hoesel – *Vice President*  
Steven Fipke - *Treasurer*

**Management Present**

Jennifer Dubois – *Sr. Community Manager*  
Veronica Trevathan – *Clubhouse Director*

- I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 6:04 p.m. At this time, the Board convened into executive session.

II. **CLOSED EXECUTIVE SESSION**

- A. **Homeowner Requests and Hearings:** The Board met with a homeowner regarding the ARC's denial of their front door paint request. The Board overturned the denial and approved the submitted color. Future changes will still require ARC approval (account # redacted). A hearing was also held with account # redacted concerning drainage issues in the common area. The Board agreed to explore resolution options.
- 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. Accounts # redacted and # redacted were approved for escalation to the Association's attorney for on-going short-term rental violations.
- D. **Aging Report and Collections:** No action(s) taken.

Executive session concluded at 6:42 p.m.

With a quorum still present, the Board entered open session at 6:42 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Six (6) homeowners were present over the course of the meeting. A homeowner shared feedback regarding proposed improvements to the "O Caroline Ridge" lot and the gate vendor contract. Another homeowner inquired about the spa installation at Pool 2 and the open-air slide at Pool 1. The spa installation is pending permit approval from Harris County. The slide has experienced persistent leaks despite multiple repair attempts. Management is addressing the underlying plumbing issue and will aim to keep the slide operational on weekends if it does not pose a risk of property damage. Additionally, a representative from Rescue Texas presented statistics on their efforts to recover and reunite lost dogs within the community.
- B. **Approval of Meeting Minutes:** The Board previously approved the June 10, 2025 meeting minutes via email on June 16, 2025.
- C. **Board Discussion and Consideration**
1. **Requests**
- a. **Pond Fish Restocks:** Restocking of the ponds is in progress. No action(s) taken.

- b. Reserve A, Kingston Falls – Trash Cans/Signage:** The Board approved installation of a covered trash can with a concrete pad and signage on the lot in response to concerns about pet waste and unleashed pets.
- 2. Vacant Lot (“0” Caroline Ridge) Improvements/Access –** The Board approved completing the previously authorized fence installation along the back property line, leaving one panel open at the center. Management was directed to fill any ruts or holes in the lot. Additional improvements, such as a pathway, were tabled pending future discussion with the neighbor next to the lot.
- 3. Pedestrian Bridge: Contract for Additional Construction:** Management presented a contract drafted by the Association’s attorney for additional construction services approved in at the last meeting. The Board and Management will review and revisit the item via email.

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

- 1. Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 19 home sales in June.
- 2. Harris County Sheriff’s Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth shared a summary of the patrol statistics for June 2025.
- 3. Special Projects & Maintenance:** The Board discussed exploring stage/amphitheater designs and asked that Management provide ideas at the next meeting. Jennifer Grillo requested pricing for a one-time community inspection in the evening. She also requested that Management complete an inspection for maintenance items to report to the county, such as broken curbs. The Board discussed a homeowner request to remove six trees from the common area on Cole Point Dr. The Board advised Management to remove only leaning/dead or invasive trees. With no locations currently available, the monument project for Fall Creek Preserve will be deferred until the commercial lots at the Beltway 8 frontage road have been built out or another location has been acquired.
- 4. Events:** The next event will be the Back to School Bash in August. The Board approved a homeowner’s request to host a book drive at the Clubhouse during business hours and to promote it on the LED board.
- 5. Financials:** The Board received the most recent financial report, ending May 31, 2025. The overall 2025 collection rate is currently 96%. Management presented the results of the 2024 audit as prepared by the Association’s CPA.

- 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. At the start of the open session, it was announced that Blake Roder had resigned from the Board of Directors, effective June 23, 2025. Since Blake’s term was set to conclude at the end of the year, the Board opted to leave the seat vacant until the annual election in December, allowing homeowners the opportunity to elect a new board member.

- IV. ADJOURNMENT:** With no further business, the meeting adjourned at 8:33 p.m.