

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
August 12, 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>	Tiffany Nelson – <i>Community Manager</i>
Justin Worthon - <i>Secretary</i>	

- I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 5:21 p.m. At this time, the Board convened into executive session.

II. **CLOSED EXECUTIVE SESSION**

- A. **Homeowner Requests and Hearings:** The Board held a hearing with a homeowner regarding the ARC's denial of their fence relocation request. As the relocation is essential for the homeowner's proposed generator to comply with guidelines, the Board unanimously overturned the denial and approved the fence relocation as submitted (account # redacted). In another hearing, the Board reviewed the ARC's denial of a proposed tree replacement and unanimously upheld the decision, citing alternative options available in the guidelines (account # redacted). A hearing was also held with homeowners on the ARC's denial of their window replacements. Finding the request compliant with guidelines, the Board unanimously overturned the denial and approved the window replacements as submitted (account # redacted).
- B. **Legal:** The Board received the most recent legal status report. The Board unanimously authorized the Association's attorney to file foreclosure in 45 days for account # redacted. The Board also discussed pursuing legal action after a demand letter in response to damage to the Fairway Crossing gate went unanswered.
- C. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report. No action(s) taken.
- D. **Aging Report and Collections:** No action(s) taken.

Executive session concluded at 6:32 p.m.

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

III. **OPEN SESSION**

- A. **Homeowner Forum:** Fourteen (14) homeowners were present over the course of the meeting. Several homeowners expressed concerns about increased traffic through the 0 Caroline Ridge lot and supported installing a gate with a keypad to restrict access to non-Fairway Crossing residents. It was suggested that the neighbor adjacent to the lot monitor traffic to provide the Board with more information on its usage. Homeowners also recommended adding signage and providing additional communication to Fairway residents and the Golf Club of Houston. A suggestion was made to add a sidewalk from Cole Point to the Fairway Crossing gate, and management will obtain a quote for this.
- Linda Ihns and Bill Henderson from the WCID-96 Board of Directors attended the meeting. They proposed that WCID-96 take over the HCSO contract from the HOA, offering to change deputy coverage to 100% and

fully fund the contract. This proposal included adding commercial deputies to the residential contract. Some HOA Board Members expressed concern about the potential future termination of HCSO services. Linda stated that this was not their intent. With the contract renewal date fast approaching, some Board members felt there was not enough time to fully consider the proposal. They suggested having further discussions with the District in the future, well ahead of the next contract renewal. Steven Fipke moved to accept WCID-96's offer; however, the motion did not pass due to the absence of a second and majority favor.

A homeowner raised issues about unauthorized dumping, speeding on Fall Creek View and Victoria Rose, and resident tree trimming. Another homeowner was concerned about a metal roof, possibly a solar tile roof allowed by state law. A request to use the main pool during the off-season for health benefits was denied due several factors, including liability. The homeowner also inquired about options to deter squirrels from climbing their fence and damaging their roof.

- B. Approval of Meeting Minutes:** Upon review, the Board unanimously approved the minutes of the meeting held on July 8, 2025.

C. Board Discussion and Consideration

1. **Vacant Lot ("0" Caroline Ridge) Improvements/Access:** The Board discussed placement of a concrete golf cart path along the lot and asked Management to obtain an updated estimate for review and approval between meetings. Consideration of the potential gate will occur at a later date.
2. **Harris County Sheriff's Office Agreement for Law Enforcement Services 2025-2026:** The Board approved the agreement, totaling \$522,660, with a majority in favor. Steven Fipke abstained. The agreement is due back to HCSO by August 24th.
3. **2026 Budget:** Management presented the draft 2026 Budget, offering options for either no assessment increase or various increase levels. The Board discussed the draft alongside reserve account forecasts and the reserve study. This item will be revisited at the September meeting.
4. **Architectural Review Committee:** Committee Member Nikki Morris resigned on August 1st, creating a vacancy on the five-member committee. In compliance with new state legislation, candidates will be solicited to fill the vacancy, and the Board will choose the new Committee Member from the applicants. The Board and Management also discussed ways to enhance Committee participation, including inviting the Committee to attend a future meeting.
5. **Pedestrian Bridge: Contract for Additional Construction:** Management submitted the revised contract, which was updated by the attorney following feedback from the Board and Management. The Board gave unanimous approval to the contract. Management will now present it to Skilled Construction Subs for their review and approval.
6. **Requests:**
 - a. **Fairway Crossing Street and Pond Improvements** – The Board reviewed a request from a Fairway Crossing resident for various road modifications and repairs to the Fairway pond bridge. Management has initiated the repair work to the bridge.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 12 home sales in July.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for July 2025.
3. **Special Projects & Maintenance:** Management presented concepts for a new stage/amphitheater. The Board shared feedback, and Management will obtain a quote. Additionally, Management shared exhibits from Brown & Gay Engineering regarding a redesign of the Fairway Crossing gate,

along with a vendor comparison sheet. As gate functionality has improved in recent months, these items were deferred with no action taken.

4. **Events:** The Board selected Saturday, October 4th as the date for the fall garage sale. The Luau at the Sports Complex is scheduled for Friday. Management will convert the liability waiver for the dog pool event on September 6th into an online form.
5. **Financials:** The Board received the most recent financial report, ending June 30, 2025. The overall collection rate for 2025 stands at 97%

- E. ***Announcement of Actions Between Meetings & Executive Session Summary:*** Actions taken during executive session are summarized in the minutes and were announced. No actions were taken between meetings.

IV. **ADJOURNMENT:** With no further business, the meeting adjourned at 9:18 p.m.