Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
September 9, 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*	
Justin Worthon - *Secretary*	

I. CALL TO ORDER: A quorum was established, and the meeting was called to order at 5:36 p.m. At this time, the Board convened into executive session.

II. CLOSED EXECUTIVE SESSION

A. Homeowner Requests and Hearings: There were no hearings.

B. Legal: The Board reviewed and discussed the most recent legal status report. No action taken.

C. *Deed Restriction Violations and Summary Report:* The Board received the current violation summary report. No action taken.

D. *Aging Report and Collections:* No action taken.

Executive session concluded at 6:32 p.m.

With a quorum still present, the Board entered open session at 6:34 p.m.

III. OPEN SESSION

A. *Homeowner Forum:* Nine (9) homeowners were present over the course of the meeting. A homeowner attended the meeting to present a petition signed by neighbors, requesting the Association's assistance in addressing safety concerns for children crossing the intersection of Redstone Bend and Mesa. While the homeowner shared several ideas, the proposed solutions fall outside the Association's authority and scope. The Board recommended that the homeowner reach out to the school district and Harris County for further support. In the meantime, Management will request that Harris County repaint the crosswalks and explore any additional measures that may be feasible. Another homeowner inquired about the status of the spa installation. Management reported that they are currently working with the City of Houston to obtain the necessary documentation required by Harris County before the permit can be released. Additional topics discussed included: improvements to the vacant lot at "0" Caroline Ridge, the proposed monument for Fall Creek Preserve, the pedestrian bridge, the budget, the proposed trail system connecting the Sports Complex to Generation Park, and concerns regarding speeding vehicles.

B. *Approval of Meeting Minutes:* The Board previously approved the August 11, 2025 meeting minutes via email on August 19, 2025.

C. Board Discussion and Consideration

1. **2026 Budget:** The Board unanimously approved the 2026 Fall Creek budget as presented, which includes the budgets for Serrano Creek and Fairway Crossing. There will be no increase in the Fall

Creek HOA assessment, which will remain at $1,190 per lot, with a total budget of $3,730,556 in both income and expenses. The 2026 Serrano Creek budget will have no change in assessments, maintaining the rate of $1,398 per lot (in addition to the Fall Creek HOA assessment), and a total budget of $89,722 in income and expenses. The 2026 Fairway Crossing budget will also have no change in assessments, with the rate of $700 per lot (in addition to the Fall Creek HOA assessment), and a total budget of $94,900 in income and expenses.

2. **Agreement for Funding Law Enforcement Services with WCID-96**: The Board unanimously approved the renewal of this agreement for 2025-2026 term.
3. **Pool Maintenance & Repairs:** Management provided a report from Aquatic Advisors and discussed several maintenance projects. The Board unanimously approved a proposal from Aquatic Advisors for $3,703 to replumb Pool 1 due to air in the piping. The Board discussed the other maintenance items and requested additional information.
4. **Pedestrian Bridge:** The Board finalized and signed the construction agreement with Skilled Construction Subs. A notification letter will be sent to nearby homeowners outlining project details and what to expect during construction.
5. **Farmer's Market Lease Agreement:** The Board unanimously approved a one-year lease agreement renewal between the Association and the Farmer's Market (Buy Local LLC).
6. **Resolutions - Drought Resistant Landscaping, Membership Voting, Solar Energy Devices, Residential Urban Design, Landscape Maintenance During Water Restrictions:** The Board unanimously approved all resolutions. The resolutions will be filed with the county and posted to the Association's website.
7. **Vacant Lot ("0" Caroline Ridge) Improvements/Access:** The Board approved the golf cart path proposal submitted by Bellex in the amount of $13,650 via email on September 4th. Construction of the path is expected to begin in the coming weeks. Once the path is completed, the Board will revisit the discussion regarding the installation of a fence gate at the rear property line of the lot.
8. **Fairway (Redstone Crossing) Sidewalk:** Management shared that the preliminary estimate to install a sidewalk in Fairway Crossing from the entrance gate to Cole Point Dr. would cost approximately $26,000 to $31,000. Management will obtain a formal estimate.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 18 home sales in August.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for August 2025.
3. **Special Projects & Maintenance:** Management provided an update on the stage project and anticipates receiving bids in time for review at the October meeting.
4. **Events**: The Bow Wow Luau on September 6th was a success. The next event will be the garage sale on October 4th and National Night Out on October 7th.
5. **Financials:** The Board received the most recent financial report, ending July 31, 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. The previous month's meeting minutes and the Fairway Crossing cart path were approved electronically between meetings.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 8:43 p.m.