

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
October 14, 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*
Justin Worthon - *Secretary*

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 5:38 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. The Board reviewed an incident that occurred earlier this month at the fitness center involving a non-resident. The Board requested that Management coordinate with the attorney to send a letter to the homeowner whose amenity badge was used by the non-resident.
- 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 6:33 p.m.

With a quorum still present, the Board entered open session at 6:33 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Seven (7) homeowners were present over the course of the meeting. A representative from Fall Creek Elementary’s PTO attended the meeting to address any questions regarding their sponsorship request (see item C, 2 below). Two homeowners participated to discuss potential improvements and the use of the “0” Caroline Ridge lot in Fairway Crossing (see item C, 5 below). Another homeowner attended to inquire about a violation on their property.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the minutes for the September 9, 2025 meeting as presented.
- C. **Board Discussion and Consideration**
 - 1. **Pool Maintenance & Repairs:** Rachael Morant from Aquatic Advisors attended the meeting to discuss recent repairs and provide a recap of the summer swim season. The Board unanimously approved Aquatic Advisors’ quote of \$16,865 to replace the broken plastic children’s slide with a new fiberglass model. The Board also reviewed a proposal to upgrade the plumbing equipment at Pool 2. Justin Worthon requested an on-site meeting at Pool 2 with Aquatic Advisors to further discuss the proposal and evaluate the existing equipment.
 - 2. **Requests:**

- a. **Fall Creek Elementary Fundraiser:** The Board unanimously approved a sponsorship of \$500 for this year's fundraiser.
3. **Security Measures Policy Update:** The Board unanimously approved the updated policy, which aligns with recent changes in state legislation that no longer require HOAs to permit front yard perimeter fencing. The policy will be recorded with the county and posted on the Association's websites.
4. **Management Services – Tenant Registration:** The Board unanimously approved adding a new service through the management company at a cost of \$25 per month, which will allow renters and tenants to access their property's website account.
5. **Vacant Lot ("0" Caroline Ridge) Improvements:** The Board unanimously approved the installation of a combination locked gate at the rear of the property at an estimated cost of \$1,950, with the expense to be paid from Foundation. Additionally, the Board requested that Management arrange for tree trimming on the lot and add shrubbery at the entrance to the golf cart path. Management will also install signage indicating that the path is designated for use by Fairway Crossing residents only.
6. **Brick Perimeter Fencing Cap Washing:** Management presented proposals to clean the 450 column caps along the brick perimeter fencing. The Board unanimously approved the quote from Blastin Clean for \$15,300 to complete the work, with the recommendation that Management request a price adjustment to match the lowest proposal of \$14,265.48.
7. **Fairway (Redstone Crossing) Sidewalk:** The Board unanimously approved Bellex to install a sidewalk extending from the Fairway gate entrance to Cole Point Drive, with a project cost not to exceed \$28,000.
8. **Stage/Amphitheater:** Management presented initial quotes for the stage construction. The Board unanimously approved moving forward with obtaining construction drawings, not to exceed \$5,000. They also requested that the bids be resubmitted to include a roof, with the goal of keeping the total project cost under \$200,000.

D. Reports

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 9 home sales in September.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for September 2025.
3. **Special Projects & Maintenance:** Management provided an update on the Pedestrian Bridge project, noting that a portion of the work is scheduled to begin on Monday, October 20th. Jennifer Grillo raised concern about some areas of landscaping appearing dry. Management will have the landscaping company address the issue.
4. **Events:** The Board discussed National Night Out and discussed food options for future events. Sgt. Ashworth estimated attendance at approximately 400 people. The next scheduled event is the Holiday Market in December.
5. **Financials:** The Board received the most recent financial report, ending August 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.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 9:00 p.m.