

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
November 11, 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 5:40 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 (account # redacted) on the ARC’s denial of their landscape request. The Board did not overturn the denial, but advised the owner resubmit their request to include the installation of two trees. The Board also held a hearing with homeowners (account # redacted) regarding the ARC’s denial of their fence request. It was determined that the fence height indicated on the request was incorrect and the homeowner was advised to resubmit their fence request to the ARC.
- B. **Legal:** The Board reviewed and discussed the most recent legal status report.
- C. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report. No action taken.
- D. **Aging Report and Collections:** The Board received the current aging report prior to the meeting. No action taken.

Executive session concluded at 6:36 p.m.

With a quorum still present, the Board entered open session at 6:37 p.m.

III. **OPEN SESSION**

A. **Homeowner Forum:** Eight (8) homeowners were present over the course of the meeting. A homeowner requested clarification on some of the 2026 budget items. Another homeowner inquired about the vacant lot on Caroline Ridge (see item D, 3-d, below).

B. **Approval of Meeting Minutes:** The Board unanimously approved the minutes for the October 14, 2025 meeting as presented.

C. **Board Discussion and Consideration**

1. **Pools:**

- a. **Pool Management Contract:** The current contract with Aquatic Advisors expires at the end of this year. Management presented the Board with three comparable bids for pool management services, including one from the current vendor. After reviewing the bids, the Board unanimously approved a contract renewal with Aquatic Advisors for a three year term, at \$231,622 for the first year with an approximate 1.55% increase each year after. The

contract price falls within the 2026 budget.

- b. Drainage for Spa Installation:** Harris County now requires the Association to expand drainage at the facility before issuing the building permit, citing concerns that hardscape disturbance could impact drainage. The Board directed Management to obtain a quote for installing a sump pump.
 - c. Slides & Slide Tower Maintenance:** Slide Experts performed their annual inspection of the large slides and slide tower. Management reviewed a list of services and pricing with the Board. The Board authorized Management to proceed with maintenance items, including polishing and waxing slide interiors, rust removal, and leak repairs, for a total cost of \$18,055. Management will also explore whether the general maintenance contractor can offer lower pricing, especially for the rust repairs. Management presented color options for the play structure replacement slide and will proceed with blue.
 - d. Spare Motor Replacement:** The current pump motor at Pool 2 will be discontinued next year. The Board unanimously approved Aquatic Advisors to purchase a spare motor for \$1,407.24
 - e. Guard Room Renovation:** The Board unanimously approved a budget not to exceed \$11,000 for Aquatic Advisors to renovate the guard room at Pool 1, with expenses to be paid from the Reserve.
- 2. Landscape Maintenance Contract:** The current contract with Earthcare expires at the end of this year. Management presented four competitive bids for landscape management services, including one from Earthcare. Earthcare's bid included a nominal 0.18% increase and remained under the 2026 budget amount. Based on this and overall satisfaction with Earthcare's performance, the Board unanimously approved a three year contract with Earthcare at \$1.25 million per year, with the potential for a maximum 3% increase in 2027.

D. Reports

- 1. Resale and Welcome Packet Statistics:** Mark Hoesel reported that there were 13 home sales in October.
- 2. Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for October 2025. The Board discussed a recent incident that occurred in the community and requested Sgt. Ashworth have deputies exercise vigilance in this area.
- 3. Special Projects & Maintenance:** Management provided the following updates on current projects
 - a. Pedestrian Bridge:** York Bridge has agreed to advance their start date to February or March 2026, with the exact date to be confirmed. Skilled Construction may now proceed with their portion of the project and is expected to confirm a mobilization date soon.
 - b. Stage/Amphitheater at The Park:** Management is awaiting a quote from an architect for construction plans and designs. The anticipated cost is expected to exceed the pre-approved \$5,000. The Board directed Management to proceed with the concept design only at this time.
 - c. Fairway (Redstone Crossing) Sidewalk:** Bellex agreed to reduce their project estimate from \$31,000 to \$27,200. Management has reached out to the Golf Club of Houston to schedule an on-site walkthrough and is awaiting response.
 - d. Vacant Lot ("O" Caroline Ridge) Improvements:** Trees have been trimmed and shrubbery will be installed shortly. Installation of the gate began this week. Management discussed options for a gate closer and the Board recommended proceeding with a hydraulic closer. Signage will be installed once the gate work has been completed.
- 4. Events:** The Annual Meeting will be held next month at 6:00 p.m. at Fall Creek Elementary in place of the regular Board meeting. The Holiday Market is scheduled for December 6th. The event

coordinator shared a request from a Kingwood based nonprofit to have foster dogs at the Holiday Market. Due to liability and other considerations, the Board unanimously declined the request.

5. **Financials:** The Board received the most recent financial report, ending September 30, 2025. The overall collection rate for 2025 stands at 97%. The Board discussed the year-to-date electricity expenses and noted that costs are trending above budget. Management will examine the current agreement with the electricity provider, look for discrepancies, and provide the Board with an update.

E. ***Announcement of Actions Between Meetings & Executive Session Summary:*** Actions taken during executive session were announced at the meeting and are summarized in these minutes.

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