Fall Creek Homeowners Association, Inc.
2024 Annual Membership Meeting Minutes
December 10, 2024
Fall Creek Elementary School, 14435 Mesa Rd., Humble TX 77396
6:00 p.m.

Board Members Present	Management Present
Jennifer Grillo – *President*	Rebecca Fisher – *Client Relations Manager*
Mark Hoesel – *Vice President*	Jennifer Dubois – *Sr. Community Manager*
Steven Fipke – *Treasurer*	Veronica Trevathan – *Clubhouse Director*
Blake Roder – *Asst. Secretary/Treasurer*	

I. **Call to Order:** There were 40 total households in participation (24 by absentee ballot), representing 1.5% of the membership. The Association's second amended bylaws state quorum as 10%. If quorum has not been reached, the meeting may be reconvened at the same date and location without notice. The quorum requirement at any reconvened meeting will be reduced by one half (1/2). Attendees adjourned and reconvened the meeting three times until a quorum was reached at 6:07 p.m., at which point the meeting was called to order. Management provided proof of notice for the meeting.

II. **Introductions:** Jennifer Dubois introduced the Board of Directors and Management. Sgt. Ashworth of the Harris County Sheriff's Office was in attendance with deputies Conejo, Llamas, Mendoza, Saganek, Sanchez, and Williams. Sgt. Ashworth reminded homeowners of the many initiatives provided by the Harris County Sheriff's Office and provided a brief report on the 2024 year.

III. **Meet the Candidates & Election of Board Member(s):** One seat on the Board of Directors was up for election, with Mark Hoesel as the sole candidate. Management inquired if there were any nominations from the floor, but there were none. Mark Hoesel then briefly addressed the membership, discussing his experience on the HOA Board.

IV. **Approval of Minutes from Last Annual Meeting:** The membership received the minutes of the 2023 Annual Meeting. Mark Hoesel moved to approve the minutes as written. Jennifer Grillo seconded. With none opposed, the minutes were approved as submitted.

V. **2024 Highlights:** The Board and Management presented highlights from the past year and upcoming initiatives on the following topics: resales/welcome packages, social events, landscaping, pools, tennis and pickleball, fitness center, community fencing, and the upcoming pedestrian bridge and entrance monument on Fall Creek Preserve.

VI. **State of the Association:** Jennifer Grillo delivered the President's key notes. Jennifer Dubois, on behalf of Director Justin Worthon, shared the Secretary's key notes. Steven Fipke outlined the Treasurer's key notes and provided an overview of the Association's financial status.

VII. **Question & Answer Period:** Homeowners were asked to submit their questions to the Association by 5:00 p.m. on December 9, 2024. Jennifer Dubois read the submitted questions and provided responses on several topics, including property improvement requests, deed restriction enforcement (particularly

vehicles and trash), the construction/improvement of amenities, and streetlights. The "Q&A" responses have been posted to the website. From the floor, a homeowner inquired about soliciting within the community. Another homeowner requested information regarding nearby commercial and multi-family construction projects. A few homeowners expressed their concerns about deed restriction compliance. A resident from Fairway Crossing provided feedback on the entrance gates and suggested the Board consider alternative gate vendors. A homeowner thanked the Board and Management for their responsiveness and efforts in addressing concerns. Additionally, homeowners discussed the removal of the spa at Pool 2 with the Board, with some expressing dissatisfaction with the decision.

VIII. **Election Results:** The members present, in person or by proxy or absentee ballot, cast their vote and elected Mark Hoesel to the Fall Creek Homeowners Association Board for a three-year term.

IX. **Adjournment:** With no further business, the meeting adjourned at 8:03 p.m.