

**Fall Creek Homeowners Association & Community Services Foundation, Inc.**  
**Board of Directors Meeting Minutes**  
**January 13, 2026**

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*  
Brian Garza – *Asst. Treasurer/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 5:31 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 homeowners (account # redacted) regarding the ARC's denial of their gazebo/detached patio request. The Board declined to overturn the denial for the gazebo but advised the owner to resubmit with revisions to the height and/or location. The Board also met with a homeowner (account # redacted) concerning the ARC's denial of their driveway extension. As the improvement is aesthetically and functionally a walkway, and not a driveway extension, the Board unanimously overturned the denial. Lastly, the Board met with a homeowner (account # redacted) regarding their denied fence replacement request. Since the new fence has the same footprint as the previous one, the Board overturned the ARC's denial.
- 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 at this time.

Executive session concluded at 6:29 p.m.

With a quorum still present, the Board entered open session at 6:32 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Six (6) homeowners were present over the course of the meeting. HCWCID-96 Board Members Linda Ihns and Tom Jackson proposed partnering with the Association to host future meetings on the topic of crime and patrol. The Board agreed to arrange a one-time meeting between both boards and Management will coordinate the scheduling. Other topics of discussion included cul-de-sac landscaping, tree trimming, and tennis court maintenance and supplies. A homeowner also shared concerns regarding the location of the proposed stage/amphitheater project. See item C, 4, below for additional information.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the minutes for the November 11, 2025, board meeting via email on November 12, 2025.

C. **Board Discussion and Consideration**

- 1. **Election of HOA Board Officers and Foundation Board:** The Board unanimously approved the

election of the following officers - Jennifer Grillo as President, Mark Hoesel as Vice President, Steven Fipke as Treasurer, Justin Worthon as Secretary, and Brian Garza as Asst. Secretary/Treasurer. The Board also unanimously elected Jennifer Grillo, Mark Hoesel, Steven Fipke, Justin Worthon, and Brian Garza to the Board of Directors for Fall Creek Community Services Foundation, Inc.

2. **Perimeter Fencing Repair(s):** The Board reviewed a proposal from FenceCrete totaling \$17,483 to repair a portion of the pre-cast concrete fence along Aspen Chase Ln. After discussing the expected long-term repair and replacement of the fence line, the Board instructed Management to move forward only with limited repairs at this time, focusing specifically on sections with fallen or broken panels.
3. **Pool Rules:** Management shared a revised draft of the pool rules that allows caretakers/nannies the ability to obtain seasonal amenity badges. The Board requested that Management look into increasing the age children can attend the pool by themselves, as it's currently 12 years. Management will research this and the policy revision was tabled.
4. **Stage/Amphitheater Construction Plans:** After considering resident feedback at the meeting, the Board agreed to trial the proposed location next to the tennis courts for Music in May this year by using a temporary stage. The Board will revisit this proposed project following that trial.
5. **Requests:** A homeowner requested that trash cans be added along the trail connecting the Golf Course to the Sports Complex. Because this land is owned by HCWCID-96, the homeowner will need to contact the District directly with this request.

#### ***D. Reports***

1. **Resale and Welcome Packet Statistics:** Mark Hoesel reported that the 2025 year ended with a total of 136 home sales, as compared to 139 in 2024.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for December 2025 and the year overall. Reports of criminal activity continue to remain low year over year compared to the surrounding areas.
3. **Special Projects & Maintenance:**
  1. **Project Updates** - Management shared that the spa plans are being reviewed by Harris County Flood Control. For the Pedestrian Bridge, the engineer is still awaiting a mobilization date from the bridge manufacturer. The sidewalk installation on Redstone inside of Fairway Crossing is set to begin early February. Management will have the gate closer at "O" Caroline Ridge adjusted so that it closes fully.
  2. **Gates** - Brian Garza provided his insights regarding the current gate maintenance vendor's performance and communication. He plans to continue working toward long-term solutions for the recurring gate issues.
4. **Events:** Tina De Ases, Event Coordinator, shared a brief report on the 2025 Holiday Market and upcoming events. After discussion with the Board, the date of the next event will be the spring/Easter event on Saturday, April 4<sup>th</sup>.
5. **Financials:** The Board received the most recent financial report, ending November 30, 2025. The 2025 year ended with 98% of assessments collected. The Board discussed the income vs. expenses for the year.

At 8:26 p.m., the Board reconvened into closed executive session to consider the annual Board policies and direction for Management. The Board unanimously authorized Management to perform the following tasks as necessary throughout the year: Approve payment plans up to 18 months, waive certain fees/fines on accounts with paid assessments and cured violations on a case-by-case basis, proceed with lawsuits for collection accounts at the attorney's office, authorize

the attorney to bid on the Association's behalf in foreclosure sales up to the judgement amount, purchase \$250 in gift cards annually, approve expenses and change orders up to \$10,000, transfer funds within current bank accounts, deactivate amenity badges for accounts with balances of \$50 or more effective 4/1/26, and perform a one-time waiver of fees/fines on previous owner accounts and for balances \$25.00 or less as of January 2026.

The Board concluded executive session and re-entered open session at 8:51 p.m.

**E. *Announcement of Actions Between Meetings & Executive Session Summary:*** No homeowners were present at this time. On November 21, 2025, the Board authorized Management to procure stage design concepts with Davis & Tobias Architecture for \$5,500, with the expense to be paid from Foundation. Actions taken during executive session are summarized in these minutes.

**IV. ADJOURNMENT:** With no further business, the meeting adjourned at 8:51 p.m.