

Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
March 10, 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

Mark Hoesel – *Vice President*
Justin Worthon - *Secretary*
Brian Garza – *Asst. Treasurer/Secretary*

Management Present

Jennifer Dubois – *Sr. Community Manager*
Kamaria Brooks – *Clubhouse Director*

I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 5:42 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 a homeowner regarding the ARC’s denial of their driveway extension request (account number redacted) The Board unanimously upheld the ARC’s decision, as the proposed extension significantly exceeded the allowable size outlined in the guidelines. The Board also conducted a hearing with a homeowner (account number redacted) concerning the denial of their above-ground spa request. In this case, the Board unanimously voted to overturn the ARC’s decision and approved a 3-inch height exception to the guidelines as the spa would not be visible from the street.
- B. **Legal:** The Board reviewed and discussed the most recent legal status report. No action taken.
- C. **Aging Report and Collections:** The Board received the current aging report prior to the meeting. No action taken.
- D. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report. No action taken.
- E. **Deactivation of Access Devices for Past Due Accounts:** The Board unanimously authorized Management deactivate the access devices for account with past due assessments effective April 1, 2026. The account numbers eligible and approved for deactivation are listed on the last page of this document – account numbers redacted.

Executive session concluded at 6:32 p.m.

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

III. **OPEN SESSION**

- A. **Homeowner Forum:** Five (5) homeowners were present over the course of the meeting. Homeowners attended the meeting to express concerns regarding trash cans being left in view on non-collection days. Management will direct the site inspector to monitor this issue more closely.
- B. **Approval of Meeting Minutes:** The Board unanimously approved the February 10, 2026 board meeting minutes as presented.
- C. **Board Discussion and Consideration**
 - 1. **Architectural Review Committee:** The Board invited members of the Architectural Review

Committee to attend the meeting for a check-in and to discuss any concerns or areas where additional support may be needed. Committee member Mark Goltz attended and met with the Board to review these items.

2. **Gate and Access Maintenance Contract:** The Board discussed the criteria for selecting a new vendor and reviewed the advantages and disadvantages of the proposals submitted by Pace Protections, TEM Systems, and DSC. The Board determined that Pace and TEM were the strongest candidates. Brian Garza and Management will continue evaluating these vendors, with the goal of presenting a final recommendation for Board selection at an upcoming meeting.
3. **Pool Policy:** The Board unanimously approved the revisions as discussed at the previous meeting. The updated policy will be filed with Harris County and subsequently posted on the Association's websites.
4. **Requests:**
 - a. **Autumn Creek Sponsorship:** The Board unanimously approved a \$300 sponsorship for the Blue Bonnet Bash event.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 13 home sales in the month of February.
 2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for February 2026.
 3. **Special Projects & Maintenance:**
 1. **Project Updates** – Sidewalk installation within Fairway Crossing has been completed. As a result of the work, some of the surrounding sod was disturbed and is now missing. Management will obtain a proposal to replace the affected areas. York Bridge has informed Management that mobilization for the Pedestrian Bridge project is expected to begin in April, with the exact date still to be confirmed. Regarding the Enclave Pool, the facility remains closed per Harris County's directive and will reopen once the required fence repairs are complete. These repairs are on track for completion this month, along with the installation of the in-ground spa. The Enclave Pool is anticipated to reopen in April, with the spa scheduled to open in May 2026. At Pool 1, the children's slide has been replaced, and the majority of the guard room renovation has been completed.
 4. **Events:** The community garage sale is scheduled for April 18, 2026.
 5. **Financials:** The Board received the most recent financial report, ending January 31, 2026. As of March 6th the Association has collected 89% of assessments.
- A. Announcement of Actions Between Meetings & Executive Session Summary:** No homeowners were present at this time. Actions taken during executive session is summarized in these minutes. Between meetings, the Board approved the following items electronically: 1.) An amendment to the Joint Maintenance Agreement with the Fall Creek Commercial Property Owners Association to include automatic renewal and termination provisions. 2.) An amended insurance renewal proposal in the amount of \$145,973.74, effective February 28, 2026 through Blue Lime Insurance Agency 3.) Fence repairs at the Enclave Pool ("Pool 2") through Aquatic Advisors in the amount of \$14,287 to bring the fencing into compliance with county code.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 8:22 p.m.