

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

Jennifer Grillo - *President*
Mark Hoesel – *Vice President*
Justin Worthon - *Secretary*
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 5:34 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 and authorized the Association’s attorney to file foreclosure for (account number redacted) for past due assessments.
- C. **Aging Report and Collections:** The Board received the current aging report prior to the meeting. No action taken.
- D. Representatives from Blue Lime Insurance Group joined briefly via conference call to address any questions from the Board regarding the upcoming insurance renewal. No action taken.

Executive session concluded at 6:39 p.m.

With a quorum still present, the Board entered open session at 6:40 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Three (3) homeowners were present over the course of the meeting. The President of the Flying Fish Swim Team attended to discuss the 2026 season. See item C-3a below for a summary. Homeowners attended to discuss their request for the Association to install fencing along various common areas throughout the community for the purpose of security. See item C-4b below for additional information.
- B. **Approval of Meeting Minutes:** The Board approved the minutes for the January 13, 2026, board meeting via email on January 26, 2026.
- C. **Board Discussion and Consideration**
 - 1. **Insurance Renewal 2026-27:** The Board unanimously approved renewal of the Association’s insurance policies through Blue Lime Insurance for an annual premium of \$103,636.98, effective 2/28/26. The Board also requested that the property coverage values for the concrete perimeter fencing be adjusted to \$150,000.
 - 2. **Perimeter Fencing Repair(s):** Management informed the Board that FenceCrete declined to perform the partial repairs approved at the previous meeting. As FenceCrete is the only vendor with the proprietary mold for this fence style, the Board unanimously approved two estimates for pre-cast concrete fence repairs in the amounts of \$17,483 and \$13,888. The Board also discussed

alternative solutions to the ongoing high repair costs and requested that Management consult with the Association's attorney regarding the Association's responsibility for these repairs.

3. Pools:

- a. **Flying Fish:** Lauren Firth, representing the Flying Fish Board of Directors, met with the Board to discuss the upcoming season. Due to scheduling conflicts with Music in May, she agreed to reschedule the swim team's kickoff party to an alternate date. The Board approved a \$5,000 reimbursement to Flying Fish, contingent upon receipt of an itemized list of expenses. Lauren shared that the team is considering installing a record board at Pool 1. The Board requested additional details, including dimensions and specifications. Additional discussion topics included the duration of yard sign advertisements for registration (two weeks), enforcement of the no parking signage on Fall Creek Bend, and insurance and waiver requirements.
- b. **Pool Policy:** Management presented the second draft of the pool policy, updated since the last meeting to raise the minimum age for being at the pool without a guardian from 12 to 14. This draft also consolidates the general pool rules with the separate pool and hot tub/spa rules. The Board provided additional edits, primarily related to the spa section. Management will incorporate these revisions and bring the policy back for approval.
- c. **Pool 1 Drainage:** The Board reviewed an estimate from Aquatic Advisors totaling \$28,450 to install additional drainage at Pool 1. Management advised that clearing the existing drainage near the Guard Room window may resolve the current issues. The Board directed Management to proceed with having the existing drainage cleared by the landscaping company.
- d. **Spare Pumps:** The Board unanimously approved Aquatic Advisor's estimate #2239 for three spare pumps (slides, lap pool, play area) for Pool 1 in the amount of \$21,650, plus shipping. This expense will be paid from the Reserve.

4. Requests:

- a. **Woodcreek Middle School PTO Sponsorship:** The Board unanimously approved a \$250 sponsorship to the PTO.
- b. **Fence Additions: Private Street, Various Reserve Tracts:** A homeowner in Serrano Creek requested that the Association install perimeter fencing in several areas of the community to address trespassing through the golf course following break-ins last year. The Board came to the consensus that installing fencing in the requested locations would not effectively prevent trespassers from accessing the golf course, as other entry points would remain open. The Board and Sgt. Ashworth provided the homeowner with additional information on some of the resources offered by HCSO for crime prevention.

5. Architectural Review Committee: This item was tabled.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 6 home sales in the month of January.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for January 2026.
3. **Special Projects & Maintenance:**
 1. **Project Updates -** Management reported that the spa plans have been approved by Harris County Flood Control. Management noted that Bellex quoted approximately \$4,200 to install fencing around the spa, per county regulations. The Board unanimously approved this expense, to be paid from Foundation. Regarding the Pedestrian Bridge, York Bridge has not yet provided a mobilization date, and Management will continue to pursue this.

Additionally, sidewalk installation on Redstone within Fairway Crossing began construction this week.

2. **Gates** - Brian Garza reported that meetings have been conducted with potential vendors TEMS and Pace Protections. Management will also contact former bidder DSC to obtain an updated proposal, with the goal of presenting options for the gate maintenance contract at the next Board meeting.
4. **Events:** Tina De Ases, Event Coordinator, presented the tentative 2026 event dates and requested the Board's input on event ideas for the fall. The Board agreed to host a movie night and will consider moving the annual fall event to the beginning of each year, as the end-of-year calendar is typically very full.
5. **Financials:** The Board received the most recent financial report, ending December 31, 2025. As of February 6th the Association has collected 76% of assessments.

At 9:01 p.m., the Board reconvened into closed executive session to consider enforcement of recurring deed restriction violations: The Board received the current violation summary report and unanimously approved the following accounts to be escalated to the Association's attorney for enforcement of uncured violations: account # redacted (dead landscaping), account # redacted (unapproved improvement), account # redacted (denied improvement), account # redacted (basketball goal), account # redacted (unapproved improvement), account # redacted (mildew), account # redacted (denied improvement), account # redacted (paint), account # redacted (dead landscaping), account # redacted (vehicle), account # redacted (denied improvement), account # redacted (denied improvement, tree trimming, dead landscaping), account # redacted (fence), account # redacted (unapproved improvement), account # redacted (mildew), and 58 account # redacted 36407902 (mildew).

The Board concluded executive session and re-entered open session at 9:09 p.m.

- A. **Announcement of Actions Between Meetings & Executive Session Summary:** No homeowners were present at this time. Actions taken via email between meetings and during executive session are summarized in these minutes.

IV. **ADJOURNMENT:** With no further business, the meeting adjourned at 9:09 p.m.