

Fall Creek Homeowners Association & Community Services Foundation, Inc.

Board of Directors Meeting Minutes

April 14, 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*  
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 5:33 p.m. At this time, the Board convened into executive session.

II. **CLOSED EXECUTIVE SESSION**

- A. **Homeowner Requests and Hearings:** The Board reviewed a hearing request for a fence replacement that was denied by the ARC due to the absence of alternating “good neighbor” panels in the backyard (account # redacted). The Board unanimously voted to overturn the ARC’s decision, as the section of fencing in question is not visible from the street and all other requirements are met. The Board held a hearing on the ARC’s denial of a walkway (account # redacted). By majority vote, the Board overturned the ARC’s decision due to the lot’s configuration and the walkway’s non-permanent materials. Lastly, the Board conducted a hearing concerning the ARC’s denial of a fence replacement due to insufficient information submitted with the request (account # redacted). The Board unanimously voted to uphold the ARC’s decision and requested that the homeowner resubmit the improvement request with all required details.
- B. **Legal:** The Board received the most recent legal status report.
- C. **Aging Report and Collections:** The Board received the current aging report prior to the meeting and unanimously authorized (account # redacted) to be escalated to the Association’s attorney for past due assessments.
- D. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report. No action taken.

Executive session concluded at 6:41 p.m.

With a quorum still present, the Board entered open session at 6:43 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Ten (10) homeowners were present over the course of the meeting. Several homeowners attended to discuss stray dogs and illegal dog dumping in the community. One of the homeowners presented data showing at least 55 strays documented within the last 15 months and proposed signage and cameras to deter offenders. Other homeowners discussed the potential danger posed by some dogs. Residents were advised that public safety and enforcement of dog dumping as a crime falls under county jurisdiction and should be reported to Animal Control or the Harris County Sheriff’s Office. Another homeowner raised concerns about pedestrian safety while running along Mesa. Management will include a pedestrian safety reminder in the next newsletter, and the homeowner was encouraged to continue reporting incidents to the Sheriff’s Office.

Additional concerns were raised regarding mulch application and the placement of trees along the Beltway. Management will relay these concerns to the landscaper and request their attendance at the next Board meeting. Street parking questions were also addressed, with residents advised to direct reports of illegal or unsafe parking to the Harris County Sheriff's Office.

**B. Approval of Meeting Minutes:** The Board approved the minutes for the March 10, 2026 Board Meeting via email on March 13, 2026.

**C. Board Discussion and Consideration**

**1. Requests:**

- a. Troop 1922 Flags:** The Board unanimously approved the Holiday Flag Display proposal from BSA Troop 1922 in the amount of \$7,840.
- b. Pest and Animal Control:** The Board reviewed a homeowner's request for pest control services for the homes in Rustling Oaks to address possums and raccoons. The Board unanimously declined the request
- c. Local School Sponsorships:** The Board unanimously approved \$300 contributions for the remaining 2026 school sponsorships and voted to discontinue future school sponsorships due to an increase in requests among organizations, rising Association expenses, and homeowner concerns about fund usage.
- d. Sidewalk Ramps & Additions:** A homeowner requested installation of a sidewalk along Wyatt Shores, leading up to the Sports Complex. The Board would be open to allowing the project on Association property, but recommended the homeowner seek funding through HCWCID-96. A separate request was made for a sidewalk ramp in the Watercrest pond area. The Board determined that the existing sidewalk and ramps provide reasonable access to the pond.

**2. Landscape Improvement and Maintenance Proposals:** The Board unanimously approved the following Earthcare proposals: cul-de-sac tree trimming for \$19,956, installation of plants at the main entrance monuments for \$9,743, and installation of trees, plants, and bullock at Enclave Park for \$8,971. Earthcare also presented a more cost effective option to renovate cul-de-sac islands using mulch and Asian jasmine at \$3,576 each. The Board recommended piloting this on one cul-de-sac. A proposal for plantings at the Clubhouse and main pool was tabled.

**3. Perimeter Fence Repair Proposal(s):** The Board discussed the attorney's opinion regarding the Association's responsibility for concrete fence repairs and directed Management to explore a plan of action with the attorney. The Board also tabled a proposal from FenceCrete to repair a section of concrete fencing.

**4. Gate and Access Maintenance Contract:** After reviewing multiple contract bids, the Board unanimously approved terminating services with ICSH and entering into a three-year agreement with Pace Protections. The agreement includes comprehensive maintenance for the gates and cameras at Serrano Creek and Fairway Crossing, as well as the Association's amenity access system, for a total monthly cost of \$1,706. The Board also approved a one-time cost of \$29,122, to be paid from Foundation, for repairs and upgrades to various equipment and systems.

**D. Reports**

- 1. Resale and Welcome Packet Statistics:** There were 3 home sales in the month of March.
- 2. Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for March 2026 and a contract analysis report.
- 3. Special Projects & Maintenance:** Item deferred to next month.
- 4. Events:** Event Coordinator Tina De Ases provided an update on preparations for Music in May, including the event map and sign proofs. Management confirmed that adequate power is

available at the outlets near the tennis courts. The community garage sale is scheduled for April 18. Management will also follow up with the Golf Club of Houston regarding the upcoming Fireworks on the Fairway event.

5. **Financials:** The Board received the most recent financial report, ending February 28, 2026. As of April 3<sup>rd</sup>, the Association has collected 93% of assessments. Management reviewed options recommended by the CPA to help reduce the Association's 2025 tax liability and was directed by the Board to consult with the Association's attorney. The CPA filed a tax extension and submitted a \$50,000 payment as a precaution. Management also discussed a notice from Earthcare regarding a temporary fuel surcharge beginning in May. The Board agreed to pay the surcharge if billed as actual expenses rather than a blanket percentage of the landscape contract.

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

- IV. **ADJOURNMENT:** With no further business, the meeting adjourned at 9:39 p.m.