

Fall Creek Homeowners Association & Community Services Foundation, Inc.

Board of Directors Meeting Minutes

May 12, 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	Management Present
Jennifer Grillo - <i>President</i>	Jennifer Dubois – <i>Sr. Community Manager</i>
Mark Hoesel – <i>Vice President</i>	Kamaria Brooks – <i>Clubhouse Director</i>
Steven Fipke – <i>Treasurer</i>	
Justin Worthon - <i>Secretary</i>	
Brian Garza – <i>Asst. Treasurer/Secretary</i>	

- 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 driveway extension that was denied by the ARC due to its maximum width (account # redacted). By majority vote, the Board upheld the ARC's denial. The Board conducted a hearing concerning the ARC's denial for fence painting (account # redacted). The Board unanimously voted to uphold the ARC's denial.
- B. **Legal:** The Board received the most recent legal status report. The Board unanimously approved the pursuit of reimbursement of outstanding legal fees for a violation matter by lawsuit (account # redacted).
- C. **Aging Report and Collections:** The Board received the latest aging report prior to the meeting. The Board unanimously approved all accounts that owe past due assessments with total balance of \$500 or more, which are not on an active payment plan, be escalated to the Association's attorney for non-payment of assessments. Included account numbers are listed on the last page of this document (account numbers redacted from this document)
- D. **Deed Restriction Violations and Summary Report:** The Board received the current violation summary report. No action taken.

Executive session concluded at 6:30 p.m.

With a quorum still present, the Board entered open session at 6:30 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Four (4) homeowners were present over the course of the meeting. A homeowner requested that the Board consider installing a sidewalk path around the pond in Serrano Creek. The Board asked the homeowner to gather feedback from neighbors within the Serrano Creek neighborhood before moving forward with further consideration. Additionally, another homeowner attended the meeting to introduce themselves and expressed interest in serving on the Board in the future should a vacancy arise, following the recent election of Steven Fipke to the HCWCID-96 Board of Directors.
- B. **Approval of Meeting Minutes:** The Board approved the minutes for the April 14, 2026 Board Meeting via email on April 21, 2026.

C. **Board Discussion and Consideration**

1. **Landscape Maintenance: Earthcare Account Manager** – Cory Schneider, Account Manager, attended the meeting to answer questions and discuss ongoing landscaping concerns within the community. Topics reviewed with the Board included mulch overapplication around trees, treatment of insects such as Lonestar ticks and pine bark beetles, tree trimming along Mesa Rd., enhancements to cul-de-sacs, weeding at the Fairway Crossing entrance, sod installation along the new sidewalk on Redstone, azalea blooms, and the current fuel surcharge implemented by Earthcare.
2. **Requests: Signs for Dog Dumping** – The Board unanimously approved installing a sign at the south end of Mesa Rd. that includes language on Texas law related to dog dumping, with the goal of discouraging this behavior.
3. **Tennis Reservation System:** Management shared homeowner concerns about the availability of reservations through the online platform. The Board and Management discussed several potential solutions, including implementing a nominal reservation fee, which the Board declined. The Board directed Management to explore reporting capabilities within the new access system to audit reservation usage by amenity card and to work toward transitioning the reservation platform to the FallCreekHouston.com website.
4. **Playground Maintenance & Repair Proposals:** The Board unanimously approved two proposals from McKenna Playgrounds, totaling \$11,905, for refilling safety surfacing and replacing swing chains, safety mats, and other minor equipment for all three playgrounds in the community.
5. **Perimeter Fence Repair(s) and Concrete Perimeter Fence Responsibility:** The Board continued its discussion on rising costs associated with precast concrete fencing and the limitations created by relying on a single vendor for repairs. Management was directed to consult with legal counsel regarding potential alternatives, including replacing concrete fencing with wood, the possibility of a special assessment, and clarifying homeowner responsibility for future fence maintenance. Management presented an estimate of approximately \$14k to repair a concrete fence on Winston Falls. The Board unanimously declined the proposal at this time while alternative solutions are explored.

- II. **RECONVENED CLOSED EXECUTIVE SESSION:** No homeowners were present at this time. The Board reconvened into executive session at 8:13 p.m. to further deliberate on the ARC hearings conducted in the meeting's earlier executive session. The Board did not revise earlier action or take any new action.

The reconvened executive session concluded at 8:33 p.m.

III. **OPEN SESSION - CONTINUED**

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 13 home sales in the month of April.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for April 2026.
3. **Special Projects & Maintenance:** Mobilization of the pedestrian bridge installer is anticipated toward the end of this month or early next month. Permitting for the Enclave Pool ("Pool 2") is expected to be received this week. Once permitting is received, the pool facility can reopen while the new in-ground spa will require an additional 2-3 weeks for the plaster to cure before use.
4. **Events:** The past two Music in May events were canceled due to weather. The Board discussed payment for the deputies scheduled for these events with Sgt. Ashworth. Going forward, if an event is canceled before 4:00 p.m., deputies will receive 50% payment; if canceled after 4:00 p.m., they will receive full payment. The Board also discussed the spring garage sale and shared suggestions for future events.
5. **Financials:** The Board received the most recent financial report, ending March 31, 2026. As of May

1st, the Association has collected 94% of assessments.

- 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 9:42 p.m.