

Fall Creek Homeowners Association & Community Services Foundation, Inc.

Board of Directors Meeting Minutes

June 9, 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
Mark Hoesel – <i>Vice President</i>	Jennifer Dubois – <i>Sr. Community Manager</i>
Justin Worthon - <i>Secretary</i>	Kamaria Brooks – <i>Clubhouse Director</i>
Brian Garza – <i>Asst. Treasurer/Secretary</i>	

- I. **CALL TO ORDER:** A quorum was established, and the meeting was called to order at 5:30 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 walkway denied by the ARC (account # redacted). By majority vote, the Board overturned the denial to allow the walkway due to the property's unique shape and layout. Brian Garza abstained from the vote. The Board conducted a hearing concerning the ARC's denial of a sauna (account # redacted). The Board requested that the homeowner provide additional information before rendering a decision.
- B. **Legal:** The Board received the most recent legal status report. No action taken.
- C. **Aging Report and Collections:** The Board received the latest 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.

Executive session concluded at 6:38 p.m.

With a quorum still present, the Board entered open session at 6:38 p.m.

III. **OPEN SESSION**

- A. **Homeowner Forum:** Ten (10) homeowners were present over the course of the meeting. Topics discussed included: street parking, speeding concerns in the Shadow Brook and Soaring Pines sections, crosswalk striping and pedestrian signage along Wilson Road, sidewalk maintenance, and home sales and backyard security measures in Serrano Creek. Two Serrano Creek homeowners also expressed opposition to the sidewalk path around the pond that was proposed by a resident at the previous meeting.
- B. **Approval of Meeting Minutes:** The Board approved the minutes for the May 12, 2026 Board Meeting via email on May 23, 2026.
- C. **Board Discussion and Consideration**
- Potential Board Vacancy and Appointment Process:** Steven Fipke resigned from the Fall Creek HOA and Foundation Board on June 3rd after being elected to the WCID-96 Board of Directors. His unexpired term runs through the annual meeting scheduled for December 8, 2026. The Board discussed options for filling the vacancy but decided to revisit the matter at a later time to include Board President Jennifer Grillo.
 - Tennis Court Surface Maintenance Estimates:** Management presented an estimate for

approximately \$22,000 to re-apply the color coating to the surface of all 4 tennis courts as the current coating has worn and the base of the courts shows through. The Reserve Study also recommends this work be completed in 2026 at an estimated \$37,000. Management will procure additional comparison bids and Justin Worthon recommended the Association complete a foundation assessment of the courts.

3. **Perimeter Fence Repairs(s) and Concrete Perimeter Fence Responsibility:** As the cost of repairing the concrete perimeter fences continues to rise, reaching as much as \$17,000 per property, and with FenceCrete being the only vendor able to perform the repairs due to its proprietary mold, the Board is considering a full replacement of these fences using an alternative material. As part of this approach, the Association would no longer assume responsibility for maintenance. Additionally, these concrete fences are generally located in areas that are not visible from the street or public view. Management shared that the Association's attorney recommended hosting a town hall with the affected homeowners, approximately 103 properties. The Board discussed potential replacement materials and expressed interest in exploring resin/composite fencing options. As a next step, the Board agreed to first obtain cost estimates for replacement before meeting with homeowners.
4. **2025 Tax Filing & Resolution to Defer Excess Income to Following Year:** In the opinion of the Association's attorney, the resolution recommended by the CPA would require a vote of the membership, similar to the annual board election. The CPA also provided an alternative option that could reduce the Association's income tax liability; however, the estimated savings fall within a broad range. Management suggested determining a more precise estimate from the CPA (something that will not be available until the audit is complete) before deciding on next steps. In the meantime, Management will file a Franchise Tax Exemption form in anticipation of potentially moving forward with this alternative solution. The Board agreed with this plan of action.
5. **Pool & Landscape Maintenance and Repair Estimates, if any:** No estimates for approval.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 14 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 May 2026.
3. **Special Projects & Maintenance:** Mobilization of the pedestrian bridge installer will begin on June 11th. The spa at Enclave Pool ("Pool 2") will be open for resident use shortly. The contract for Pace Protections has been signed.
4. **Events:** Due to an incident at the May 15th Music in May event, the Board approved several measures, including increasing officer presence at future events, adding additional signage, and authorizing Tina De Ases to act on the Association's behalf in engaging HCSO for trespassing enforcement. The remaining events on May 22nd and May 29th were successful and held without incident.
5. **Financials:** The Board received the most recent financial report, ending April 30, 2026. As of June 1st, the Association has collected 95% of assessments.

A. Announcement of Actions Between Meetings & Executive Session Summary: Other actions taken during executive session and between meetings are summarized in these minutes.

IV. ADJOURNMENT: With no further business, the meeting adjourned at 8:13 p.m.