Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
July 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	**Management Present**
Jennifer Grillo - *President*	Jennifer Dubois – *Sr. Community Manager*
Mark Hoesel – *Vice President*	Kamaria Brooks – *Clubhouse Director*
Justin Worthon - *Secretary*	Tiffany Sanford – *Division Director*
Brian Garza – *Asst. Treasurer/Secretary*	

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 further discussed the homeowner hearing held during the June 2026 meeting on the denied ARC application for a sauna [account # redacted]. After consideration, the Board voted to uphold the ARC's decision and deny the appeal. The Board suggested that the homeowner alter the sauna plans so it complies with the color and height requirements and resubmit to the ARC.

B. ***Legal:*** The Board received the most recent legal status report. A Board majority authorized the Association's attorney to file foreclosure for [account # redacted] due to unpaid and past due assessments. Justin Worthon abstained from the vote.

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. With the exception of Jennifer Grillo, who was not present during this vote, the Board authorized the escalation of the following accounts to the Association's attorney for enforcement of uncured violations: account # redacted (denied driveway improvement), account # redacted (unapproved driveway improvement), account # redacted (exterior discoloration), account # redacted (clutter), account # redacted (swing).

Executive session concluded at 6:35 p.m.

With a quorum still present, the Board entered open session at 6:36 p.m.

III. **OPEN SESSION**

A. ***Homeowner Forum:*** Seven (7) homeowners were present over the course of the meeting. Some homeowners attended regarding items on the agenda, including perimeter brick fence repairs and the proposed boyscout bench project. One homeowner inquired about the Serrano Creek reserve funds and their purpose, which Management and the Board reviewed with the homeowner. The homeowner also inquired about improving the landscaping at Serrano Creek entrance. Management will consult with the landscaper regarding potential improvements ideas and follow up with the homeowner so a plan may be presented for future Board consideration.

B. ***Approval of Meeting Minutes:*** The Board approved the minutes for the June 9, 2026 Board Meeting via email on June 13, 2026.

C. Board Discussion and Consideration

1. **Boyscout Volunteer Bench Installation:** A resident Boyscout presented a proposal to build wooden benches around Lake Point Park for their Eagle Scout project. The Board discussed the request, noting that there are existing benches in the area of a different style and material. The Board tabled their decision to allow time to explore alternative project opportunities and encouraged the resident to do the same.
2. **Tennis**
   a. **2026–2027 Jr. Academy Programs:** This item was deferred.
   b. **Court Surface Maintenance Estimates:** Management presented three proposals for resurfacing all four tennis courts with new color coatings. Management noted that reapplication of the color coating is recommended every five to six years per the reserve study. The Board tabled approval of a proposal until later in the year, as the tennis courts are heavily used during this time of year. This item will be revisited in late 2026.
   c. **Court Reservation Rules:** Management suggested establishing formal court reservation rules to help address homeowner concerns regarding court availability and shared examples of potential guidelines. The Board discussed this along with the current reservation and access software. No action taken.
3. **Fitness Center Equipment Replacements:** Management presented a quote from Marathon Fitness to replace four pieces of equipment that are approximately 8-10 years old. The quote included two new AMT machines, two new ellipticals, accessories, shipping, and installation, totaling $37,357.40. The Board unanimously approved this quote from Marathon Fitness, with funding to come from the reserve account.
4. **Perimeter Fence Repairs(s) and Concrete Perimeter Fence Responsibility:** Management presented a quote from FenceCrete for $22,000 to demolish and rebuild a brick fence on Ramblebrook, as well as a cost estimate from Bellex to repair the same fence for approximately $21,000. Management requested a third quote and is waiting to receive it from the vendor. Due to the cost of the proposed work, the Board tabled a decision until the third quote is received and can be reviewed at the next meeting. Management will also provide the Board with a history of prior fence repair costs. The Board later continued discussion from the June 2026 meeting regarding responsibility for and replacement of concrete fences in the community. Management provided a high-level project plan and requested input on the fence replacement materials and specifications to assist in gathering costs. The Board discussed wood fencing versus other materials and requested pricing for brown, six-foot composite fencing.
5. **2025 Audit & Tax Return:** Management presented the results of the 2025 financial audit. The Association's CPA noted that there were no items that should be of concern to the Board. Management also reported that the CPA was able to reduce the anticipated income tax amount from approximately $126,000 to an estimated range of $16,000 to $30,000 and presented the draft 2025 tax return. The CPA advised that the Association would need to obtain a franchise tax exemption to avoid additional costs. Management has completed and filed this exemption form with the tax authorities for review. The Board unanimously approved both the 2025 audit and the 2025 tax return, contingent Jennifer Grillo's final review and signature.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 17 home sales in the month of June.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for June 2026.
3. **Special Projects & Maintenance:** York Bridge has completed its work on the pedestrian bridge and requested the final 45% payment in the amount of $81,949.50. The Board unanimously authorized

this payment to be made from the Foundation. Skilled Construction will complete the sidewalk tie-ins, rip rap, and other final site work related to the pedestrian bridge. On the Enclave spa, the county is now requiring that an additional skimmer be installed. Aquatic Advisors is working to have this done expeditiously. Regarding gates and access, the contract with ICSH was terminated last month. Pace Protections has completed the initial repairs at both the Fairway and Serrano gates, although recurring issues continue to be investigated. Management is working on the information requested by Pace Protections to install the new access and camera equipment/software.

4. **Events**: Event Coordinator Tina De Ases provided a budget forecast for this year's remaining community events, which projects expenses slightly over budget. She discussed possible cost friendly event ideas with the Board, including car shows, movie nights, and photo opportunities. The Board discussed sending a survey to homeowners to determine which types of events would provide the most value. Tina and Management will work together on creating the survey. The next event is typically scheduled for August, however, the Board agreed it would be best to move the next event to October or November to allow additional time to decide on the event details.
5. **Financials:** The Board received the most recent financial report, ending June 30, 2026. As of July 1st, the Association has collected 96% of assessments. Management also discussed ending bank balances and electricity overages with the Board.

A. ***Announcement of Actions Between Meetings & Executive Session Summary:*** There were no homeowners present at this time. Actions taken in executive session are summarized in these minutes. Between meetings, the Board agreed to leave the vacant Board position unfilled until the December Annual Meeting, when the term would naturally expire, allowing homeowners the opportunity to elect a director to the position.

IV. **ADJOURNMENT**: With no further business, the meeting adjourned at 9:16 p.m.