Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
August 11, 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*
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 met with a homeowner to discuss their concerns regarding the enforcement of pool rules following a June incident at the main pool involving the homeowner and pool management company (account # redacted).

B. ***Legal:*** The Board received the most recent legal status report. The Board authorized the attorney's office to close a collections file (account # redacted) due to foreclosure by a superior lienholder.

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 6:42 p.m.

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

III. OPEN SESSION

A. ***Homeowner Forum:*** Four (4) homeowners were present over the course of the meeting. A homeowner inquired about the status of the Enclave spa and the slide tower at Pool 1. Management provided an update on the slide tower's maintenance issues and the outstanding county requirements for the spa. Another homeowner attended to discuss a brick fence repair request. See Item C-1 below for additional details. Tennis Coach Brady Mazzola attended the meeting to provide the Board with information about the upcoming "Serve Challenge" fundraising event scheduled for November 7th. The Board discussed the condition of the courts and, to ensure they are properly maintained for the event, requested that Management proceed with resurfacing. The Board unanimously approved the $22,000 estimate from Classic Sports, as presented at the July 2026 Board meeting. The project will be funded through the reserve account.

B. ***Approval of Meeting Minutes:*** The Board approved the minutes for the July 14, 2026 Board Meeting as presented.

C. Board Discussion and Consideration

1. **Perimeter Fences: Repair/Replacement Proposals and Concrete Fence Responsibility –** Management presented several proposals for the repair or replacement of the brick perimeter

fencing at homes on Ramblebrook and Caroline Ridge Drive. The Board approved repairs by Marquee Property Services at a cost not to exceed $10,000 per property. Before work begins, the Board requested that Management have the vendor reinspect the interior side of the fence line at the Ramblebrook property to ensure the full extent of the damage is identified and included in the scope of work. Regarding the potential replacement of the concrete perimeter fencing, Management presented the Request for Proposal (RFP) document to be used in the bidding process, along with material samples for the proposed replacement. After reviewing various manufacturers and composite fencing styles, Management will seek bids for Trex "Seclusions" style fencing. The Board discussed the bid submission timeline, with a target deadline of mid-November.

4. **2026 – 2027 Harris County Sheriff's Office (HCSO) Agreement for Law Enforcement Services and Agreement for Funding Law Enforcement Services with WCID-96:** The Board unanimously approved the HCSO agreement, which reflects an approximate 8.8% increase, for a total annual cost of $568,680. The Board also discussed the upcoming renewal of the funding agreement with WCID-96 and asked Management to explore a revised payment arrangement with the District. Specifically, the Board requested consideration of a 60/40 cost-sharing split, with WCID-96 responsible for 60% and the Association responsible for 40%.
5. **Pedestrian Bridge: Additional Engineering & Construction Management Services –** This item was tabled.
6. **Pool Slide Tower Repairs & Renovation:** Due to significant rust and corrosion affecting the steel structure of the slide tower platform and stairs, the slides have been closed pending repair or renovation. The Board discussed potential replacement materials. Management will continue consulting with appropriate professionals and obtain cost estimates for renovating the platform and stairs.
7. **2027 Budget:** Management presented the draft 2027 budget, offering options for the 2026 assessment rate, including a potential increase. The Board discussed the draft and assessment rate alongside the reserve account forecasts. This item will be revisited at the September meeting.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 12 home sales in the month of July.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for July 2026.
3. **Special Projects & Maintenance:** This item was tabled.
4. **Events**: Event Coordinator Tina De Ases provided an update on upcoming community events, including next month's Bow Wow Luau. The Board approved increasing the Holiday Market vendor registration fee to $75, with a $25 early-bird discount available, and having hot chocolate available for purchase at the event. Tina also presented a draft community event survey, and Jennifer Grillo suggested several revisions. Additionally, the Board approved November 14th as the date for the next community garage sale.
5. **Financials:** The Board received the most recent financial report, ending June 30, 2026. As of July 31st, the Association has collected 96% of assessments.

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. There were no other actions for announcement.

IV. **ADJOURNMENT**: With no further business, the meeting adjourned at 9:36 p.m.