Fall Creek Homeowners Association & Community Services Foundation, Inc.
Board of Directors Meeting Minutes
September 8, 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*	
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 request for an extended payment plan (account # redacted). The Board unanimously approved an 18 month term, with a $500 down payment, and a partial fee waiver.

B. ***Legal:*** The Board reviewed and discussed 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 reviewed the current violation summary report. The Board directed Management to send a notice to several neighborhoods regarding trees planted between the sidewalk and curb. The notice will advise homeowners that these trees may be removed without Architectural Review Committee (ARC) approval. Homeowners who choose to retain the trees will be responsible for ongoing pruning and maintenance, as well as any future sidewalk damage resulting from the trees.

Executive session concluded at 6:49 p.m.

With a quorum still present, the Board entered open session at 6:50 p.m.

III. OPEN SESSION

A. ***Homeowner Forum:*** Two (2) homeowners were present over the course of the meeting. A homeowner discussed challenges with the county's crosswalk restriping with the Board.

B. ***Approval of Meeting Minutes:*** The Board approved the minutes for the August 11, 2026 Board Meeting as presented.

C. Board Discussion and Consideration

1. **2026 – 2027 Agreement for Funding Law Enforcement Services with WCID-96:** Management reported that WCID-96 approved the revised cost-sharing arrangement, under which WCID-96 will be responsible for 60% of the costs and the Association will be responsible for the remaining 40%. Following the incorporation of this change into the agreement, the Board unanimously approved the renewal of the agreement for the 2026-2027 term.
2. **2027 Budget:** The Board carefully reviewed the proposed 2027 budget and the Association's current

and future financial needs. After thorough discussion, the Board concluded that an assessment increase would be necessary to address rising operating costs, growing maintenance requirements for aging amenities, and the reserve fund deficit as forecasted by the most recent reserve study. This decision was made despite efforts to control expenses through competitive bidding of major contracts and reductions in several budget areas over the past few years. The increase will also restore funding for landscape enhancements that have been deferred in recent years, while supporting the long-term financial health of the Association. The Board unanimously approved the 2027 Fall Creek HOA budget, with a $178 increase in the annual assessment to a new rate of $1,368 per lot for a total of $4,328,080 in both revenue and expenses. The 2027 Serrano Creek budget will have no change in assessments, maintaining the rate of $1,398 per lot (in addition to the Fall Creek HOA assessment), and a total budget of $89,472 in income and expenses. The 2027 Fairway Crossing budget will also have no change in assessments, with the rate of $700 per lot (in addition to the Fall Creek HOA assessment), and a total budget of $93,800 in income and expenses.

3. **Farmer's Market Lease Agreement:** The Board unanimously approved a one-year lease agreement renewal between the Association and the Farmer's Market (Buy Local LLC) effective October 1, 2027.
4. **Pool Rules & Policy:** To provide greater clarity regarding pool access and guest requirements, the Board discussed revisions to the current policy to define guests as any individuals who do not possess a valid Fall Creek amenity badge, rather than solely non-residents. Following discussion, the Board unanimously approved the revisions to the Pool Rules and Policy. The updated document will be recorded with Harris County and subsequently posted on the Association's websites.
5. **Pool Slide Tower Repairs & Renovation:** Management contacted four structural engineering firms to obtain qualifications and pricing information and presented this to the Board for consideration. Following review and discussion, the Board unanimously authorized Management to engage DTS Engineering to perform an inspection of the slide tower and provide a report with findings and recommendations at a cost of $2,500.
6. **Tennis & Pickleball Court Maintenance & Coach Agreements:** Management presented revised coaching agreements for the Board's consideration. Jennifer Grillo requested additional time to review before signing. The Board also discussed resident feedback regarding tennis program scheduling conflicts and agreed to defer the court resurfacing project until late this year or early next year
7. **Pedestrian Bridge: Additional Engineering & Construction Management –** Management presented a change order request from BGE in the amount of $30,000 for additional construction and design services and provided the Board with a summary of the work performed. After review and discussion, the Board declined the request, noting that it was submitted near the completion of the project and that the services identified were understood to be within the scope of the original agreement.

D. Reports

1. **Resale and Welcome Packet Statistics:** There were 16 home sales in the month of August.
2. **Harris County Sheriff's Office (HCSO) Patrol Statistics:** Mark Hoesel and Sgt. Ashworth provided a summary of patrol activity for August 2026.
3. **Special Projects & Maintenance:** Management reported that Aquatic Advisors has installed a new skimmer for the in-ground spa at Enclave Pool, and the spa is now open for resident use. Management has also issued a Request for Proposal (RFP) to four companies seeking bids for the replacement of the community's pre-cast concrete perimeter fencing with TREX fencing. Proposals are due by November 4th. In addition, Management continues to coordinate the migration of the access control (DSX) system to Pace Protection.
4. **Events**: The Bow Wow Luau is scheduled for September 12th, followed by National Night Out on

October 6th. Jennifer Grillo will provide revisions to the event survey for Management. Management also reported that preparations are underway for the distribution of the candidate solicitation for December's Annual Meeting and election.

5. **Financials:** The Board received the most recent financial report, ending July 31, 2026. As of August 31st, the Association has collected 97% 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. On August 27, 2026, the Board approved a proposal via email from FenceCrete in the amount of $22,200 to replace a damaged brick fence located on Ramblebrook.

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