

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

EXECUTIVE SESSION MEETING MINUTES

February 11, 2020

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, February 11, 2020 at 5:30 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

Robert Meaney
Jennifer Grillo
Stephen Kradjian
Emily Trevino
Miracle Semien

Management Present

Rebecca Atkinson, Community Manager
Jennifer Murillo, Project Manager
Becki Johnston, On-Site Admin

EXECUTIVE SESSION

CALL TO ORDER

A quorum was established, and Robert Meaney called the Executive Session to order at 5:33 p.m.

OTHER

The Board discussed an issue where a Committee Member would like to resign from their post. The Board would like proposals from the Rischer Company to perform the event in the future.

The Board reviewed gate footage from a resident in Fairway Crossing.

The Board reviewed their annual fine waiver policy and was unanimously approved. Any owner who's payment is paid and processed by February 15 will be granted a one time courtesy waiver of all fees on the account.

Ms. Atkinson presented Amenity Restriction provisions for Homeowners in Fall Creek who owe a balance on their account. The Board unanimously approved restricting amenity access to all residents who owe any amount.

The Board unanimously approved the install of the Amazon Key in the gates for Serrano Creek and Fairway Crossing. This would allow Amazon access to the gated communities at no cost to the Association.

The Board reviewed an Owner request for land acquisition in Tangle Creek. The Board provided a contingent approval of proceeding to look into this, pending several factors, such as a submitted ACC request to verify the aesthetics and approval from all neighbors in the area.

Motion – Emily Trevino

Second – Robert Meaney

Jennifer Grillo and Stephen Kradjian opposed

The Board reviewed an Owner request to grant an extension for payment of assessments until February 29, 2020 due to short notice of the dues increase. The Board approved this request and all fee waivers, as long as the Owner makes the original assessment payment (\$950) in full by February 15.

The Board reviewed the current status of a home within Fall Creek that is leasing individual rooms and unanimously approved attorney, Sipra Boyd to proceed with lawsuit on the Owner.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

OPEN SESSION MEETING MINUTES

February 11, 2020

A meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Tuesday, February 11, 2020 at 6:30 p.m. at the Fall Creek Information Center located at 7930 Fall Creek Bend, Humble, TX 77396 pursuant to documents.

Board Members Present

Robert Meaney
Jennifer Grillo
Stephen Kradjian
Emily Trevino
Miracle Semien

Management Present

Rebecca Atkinson, Community Manager
Jennifer Murillo, Project Manager
Becki Johnston, On-Site Admin

OPEN SESSION

CALL TO ORDER

A quorum was established, and Robert Meaney called open session to order at 6:37 PM.

HOMEOWNER CONCERNS/REQUESTS

Twenty-One (21) homeowners were present.
Sixteen (16) lots are still under Builder Control

COMMITTEE REPORTS

Tennis

Rebecca Atkinson presented for the Tennis Committee and provided a status update on various items from Tennis Committee.

Crime Watch

James Cowthran presented for the Crime Watch Committee and provided statistics for the month of January 2020 within the Community. They also stated that the Flock sub-committee has passed off the information to Crime Watch to review and make a recommendation to the Board.

Landscape

Carol Deeb presented for the Landscape Committee. She had questions about various areas on the newer side of Fall Creek and where the Committee may possibly be able to focus their efforts.

Marketing

Robert Meaney presented for the Marketing Committee and presented statistics on the Fall Creek and Humble ISD School District.

Parks & Trails

Emily Trevino presented for the Parks and Trails Committee and informed the Board of the request by WCID 96, with the possibility of additional funds, would the Board consider the previously approved projects. The Committee would like to know if the trails and sidewalks can be completely separately, per the permit that was received. The Board would like to approve the retail connections contingent upon the approval that the permit will still be valid, and the Management District is still willing to contribute \$130K to the project. The Board approved up to \$70K to go towards the project if the criteria is met.

Motion – Emily Trevino
Second – Robert Meaney
All in favor; motion passed

Pool

Rebecca Atkinson presented for the Pool Committee. She gave an update for all pool projects for 2020. Jennifer Murillo also advised of the Committee Pre-Pool walk-thru with Aquatic Advisors to catch any other possible issues. The Board also reviewed a proposal from Aquatic Advisors to offer a camp in preparation to try out for the Swim Team. The Board agreed to a contingent approval that all coaches involved fall under Aquatic Advisors liability and would like a waiver provided and signed off by their Association Attorney, Sipra Boyd prior to proceeding.

Motion – Stephen Kradjian
Second – Robert Meaney
All in favor; motion passed

Social

Jennifer Grillo presented on behalf of the committee. She discussed the 2020 expected events

APPROVAL OF PREVIOUS MEETING MINUTES

Meeting minutes for the January 2020 board meeting were unanimously approved with no edits to be made.

Treasurer's Report

Stephen Kradjian presented the year end financials to all those present.

New Business

The Board approved a bid from TBG for investigation on the monuments on the newer side of Fall Creek.

Motion – Stephen Kradjian
Second – Robert Meaney
All in favor; motion passed

The Board approved a Visa Gift Card to be used for the purchase of ads on Facebook in the amount of \$500.

Motion – Stephen Kradjian
Second – Robert Meaney
All in favor; motion passed

The Board reviewed 3 bids to restock the lakes within the Community and unanimously approved totaling approximately \$3,500 to come from the respective budgeted amounts.

Adjournment

The meeting was adjourned at 9:33 p.m.