

**Amber Wood at Fall Creek Homeowner Association, Inc.
Board of Directors Meeting Minutes
June 1, 2017**

In attendance:

Board Members		Management/Guest		Owners	
X	Sauda Callahan, President	X	Abigail Castrejon, Management	X	Eric Kennison
X	Sabine Scott, Vice-President			X	Monti Keep
X	Laura Flocks, Secretary				
X	James E. Hughes, Treasurer				
X	Drew McKay, At Large				

(Please check mark to the left of individuals who are present)

Call Meeting to Order:

Due notice of meeting a quorum was established. Open Forum was called to order by the President, Sauda Callahan, at 6:31 P.M. The meeting was conducted at the clubhouse located at Fall Creek Information Center, 7930 Fall Creek Bend, Humble, Texas 77396.

Call Open Forum to Order:

- a. **Residents Input:** Resident reported that the broken water pipe between 7208 and 7210 S Boulder Cliff is under repair

Call Business Meeting to Order:

7:04 P.M.

Actions between Meetings:

No actions between meetings.

Approve Minutes of Previous Meeting:

Jim Hughes made the motion to accept the minutes of the March 6, 2017 meeting as written. A second was made by Sauda Callahan, with motion passing unanimously.

Treasurer's Report:

- a. **Cash Balances** – Jim Hughes reported that the HOA has a cash balance of \$46,600. \$74,000 in reserve. However, there are several projects in progress which will be finished and paid within the next quarter.
- b. **Delinquencies** – No report.
- c. **Review Financial Reports and Audit** – No report.

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Management Report:

- a. **Correspondence received by Association, Directors, Management – no report**
- b. **Association Business and Operations – No report.**
 - 1. HomeTeam Proposal: HOA will not proceed with proposal. It was decided that it is the owner's responsibility to watch for termites and take action. Sauda Callahan suggested that the HOA matrix should be checked and research done to change the matrix to reflect that termites found outside the home should be the HOA's responsibility.
- c. **Common Area Maintenance Report – No report.**
- d. **Building Area Maintenance Report – No report.**
- e. **Landscaping Report – Jim Hughes made a motion to approve the payment of the pending invoice for irrigation repairs. Seconded by Sauda Callahan, with motion passing unanimously.**
- f. **Webpage Report/News Letter – No report..**
- g. **Architectural Control Committee- No report.**

Executive Session

Collections

- 1. **Enforcement Action – The delinquency status report was not available. Abigail Castrejon will email report upon completion.**
- 2. **Owners Request- No report**

Deed Restriction Report

1. **Owners Request-** No report.
2. **Enforcement Action** – No report

Reconvene in Open Session and Report on Actions Approved During Executive Session.

The Board reported on decisions made in executive session.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next meeting is scheduled for September 18, 2017 at 6:30 P.M. at the clubhouse located at Fall Creek Information Center, 7930 Fall Creek Bend, Humble, Texas 77396.

Being no further business; the meeting was adjourned by the President, Sauda Callahan at 7:21 P.M.

Submitted by: _____, Manager

Date: 09/18/17

S. Scott, President

Laura Johns, Secretary