

**Amber Wood at Fall Creek Homeowner Association, Inc.
Board of Directors Meeting Minutes
September 6, 2018**

In attendance:

	Board Members		Management/Guest		Owners
	Sauda Callahan, President			X	Roslyn Roberts
X	Sabine Scott, Vice-President	X	David Rivera, Management	X	Monti Keep
X	Laura Flocks, Secretary				
X	James E. Hughes, Treasurer				
X	Eric Kennison, 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 Vice-President, Sabine Scott, at 6:05P.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: Several residents voiced concern about long-term car and truck parking in the street. The vehicles continue to be a safety hazard and detract from the curb appeal of the subdivision. David Rivera stated that he would address the issue with the Sheriff's Department. Monti Keep said she would check with the Fall Creek Crime Watch Committee to see if there is anything that can be done. It was reported that a street light was down in the subdivision and David stated he would report it. It was also reported that there is still standing water between 7227-7229 Commons Cover and the area may need to be resodded. 7213 S Boulder Cliff will have door replaced. Board is awaiting bids for replacement of warped flooring, from the owner.

**Call Business Meeting to Order:
6:12 P.M.**

Actions between Meetings:

a. Ratify actions: Irrigation repairs were completed.

Approve Minutes of Previous Meeting:

Jim Hughes made the motion to accept the minutes of the June 14, 2018 meeting as written. A second was made by Sabine Scott, with motion passing unanimously.

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Treasurer's Report:

- a. **Cash Balances** – Jim Hughes reported that 2018 will be under budget. Landscapers have not used all the money allotted to them. He also stated that money was moved from Reserves to pay for the roof repairs. He suggested that the monthly amount moved to Reserves be increased from 850.00 to 2000.00 monthly. The audit for 2017 was still in progress and assessments for 2019 would remain the same.
- b. **Delinquencies** – No report.
- c. **Review Financial Reports and Audit** – No report..
- d. **2018 Budget & Assessments** - No report.

Management Report:

- a. **Correspondence received by Association, Directors, Management** – No report.
- b. **Association Business and Operations** – No report
- c. **Common Area Maintenance Report** – No report
- d. **Building Area Maintenance Report** – Project to replace vents and jacks will proceed. See attached proposal.
- e. **Landscaping Report** – All pending repairs completed. Some standing water still remains.
- f. **Webpage Report/Newsletter--** Webpage has been updated.

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- g. Crime Watch Report** – Monti Keep reported that the Fall Creek National Night Out will be held October 2, 2018. .
- h. Special Projects and Community Activity** – Monti also reported that Amberwood would hold an Octoberfest celebration on October 20, 2018 at 7205 Common Walk, in the driveway. Also, Monti Keep and Sabine Scott will form a nominating committee to seek candidates wishing to serve on the Board in preparation for the Annual Meeting.

Executive Session
Collections

- 1. Owners Request** - Payment plans were approved for all delinquent homeowners who have requested payment plans. These plans come with the disclaimer that they must remain current. Owners not fulfilling payment plans will be sent correspondence from the Attorney.
- 2. Enforcement Action**- 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.

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Set Date, Time and Agenda of Next Meeting/Adjournment

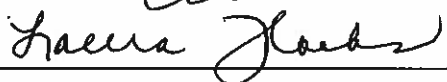
The next meeting is scheduled for December 6, 2018) at 6:00 P.M. at the clubhouse located at Fall Creek Information Center, 7930 Fall Creek Bend, Humble, Texas 77396. A Board Meeting will follow.

Being no further business; the meeting was adjourned by the Vice-President Sabine Scott at 7:25 P.M.

Submitted by: , Manager

Date: March 7, 2019

, President

, Secretary