

**Amber Wood at Fall Creek Homeowner Association, Inc.
Board of Directors Meeting Minutes
March 6, 2017**

In attendance:

Board Members		Management/Guest		Owners	
X	Sauda Callahan, President	X	Abigail Castrejon, Management	X	Rosalyn Roberts
	Sabine Scott, Vice-President	X	Byron Norton, Home Team	X	Monti Keep
X	Laura Flocks, Secretary	X	Robert Esparza, Home Team	X	Eric Kennison
X	James E. Hughes, Treasurer	X	Adolfo Crudale, Home Team	X	Julie Cisell
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 6:30 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 14105 W. Boulder continues to have drainage problems in back. Resident reported that front area of 7222 S. Boulder has issues with drainage. Mulch is completely washed away when it rains. Monti Keep reported that Amberwood Block Party will be April 29, 2017. 4-6 PM. It was also suggested by a resident that owners be informed when mulching is to take place.
- b. **Home Defense Team:** Byron Norton, Robert Esparza and Adolfo Crudale from Home Team Defense presented information on providing pest and termite control to owners in the subdivision. They offered a \$700.00 all-inclusive service packet for the first year to all residents, \$600.00 the second year. Abigail Castrejon and Sauda Callahan will create a survey to send out to the owners to inform them of pest control options.

Call Business Meeting to Order:

7:41 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 November 10, 2016 as written. A second was made by Drew McKay, with motion passing unanimously.

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Treasurer's Report:

- a. **Cash Balances** – Jim Hughes reported that the HOA will end the quarter with \$24, 137.63 in cash balance, which reflects payments in the amount of \$23,748.20 to AFCO Casualty Insurance (lump sum payment), \$593.75 to JRD Construction for Roof repairs, \$3325.00 to JRD Construction for gutter cleaning, \$202.56 to Silversand Services for sprinkler repair, \$3136.55 to Silversand Services for (4) patio drainage issues and (3) relocated crepes, \$2600.00 to New Image Trees for pine tree removal. \$816.00 per month was transferred to Reserve Fund leaving \$71,910.50 in reserve. Jim also stated that the 5 oldest building will have gates checked for rust.
- b. **Delinquencies** – All issues were reviewed and decision was made to waive fees for D140105.
- c. **Review Financial Reports and Audit** – No report.
- d. **2017 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** – No report.
- e. **Landscaping Report** – No report.
- f. **Webpage Report/News Letter** – No report.
- g. **Architectural Control Committee**- No report.

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**Executive Session
Collections**

1. **Enforcement Action** – The delinquency status report was reviewed. All residents that are still delinquent have been sent letters in regards to missing payments or late fees.
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 June 1, 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 7:55 P.M.

Submitted by: , Manager

Date: June 1st, 2017

, President

, Secretary