

**Amber Wood at Fall Creek Homeowner Association, Inc.
Board of Directors Meeting Minutes
March 7, 2019**

In attendance:

Board Members		Management/Guest		Owners	
X	Sauda Callahan, President	X	David Rivera, Management	X	Monti Keep
X	Sabine Scott, Vice-President				
X	Laura Flocks, Secretary				
X	James E. Hughes, Treasurer				
X	Eric Kennison				

(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 6:05P.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:** Concerns were voiced about several backyards still being very wet. David Rivera will talk to landscapers about the possibility of resodding and crepe myrtles being trimmed more carefully.

Call Business Meeting to Order:

6:12 P.M.

Actions between Meetings:

- a. **Ratify actions:** None

Approve Minutes of Previous Meeting:

Jim Hughes made the motion to accept the minutes of the September 6, 2018 and December 5, 2018 meetings 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 as of December 3, 2018 the checking account had a balance of \$21,794 and projected the account would have \$21,247 as a balance at end of year. This could be used to pay for the replacement flooring at one residence. The owner had received two bids for the flooring, but David Rivera will request that she get two more bids from carpet stores. He will also do research on finding a supplier of the the orginal wood. Jim also reported that Money Market account has a balance of \$69,951 (after all the roof repairs) and projected the end of year balance would be \$90,400.
- b. **Delinquencies** – No report.
- c. **Review Financial Reports and Audit** – 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** – Power wash bid received. It was suggested that another proposal be requested for comparison.
- e. **Landscaping Report** – Crepe myrtles had been trimmed. Sod replacement will be looked into.
- f. **Webpage Report/Newsletter**– Budget title needs to be changed to 2019. Insurance Declaration info needs to be placed on webpage.

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- g. Crime Watch Report** – Monti Keep reported a rash of reported break-ins in Fall Creek and 2 non-reported in Amberwood. She suggested that all issues be reported to Sheriff's Department. Annual Fall Creek Block Party would be April 6, 2019 4:00-6:00 pm.
- h. Special Projects and Community Activity** – Going forward, storm doors will be installed on doors needing multiple paintings.

**Executive Session
Collections**

- 1. Owners Request** - Delinquent owners will be sent reminders. The attorneys will send letters to owners who have not complied with payment plans.
- 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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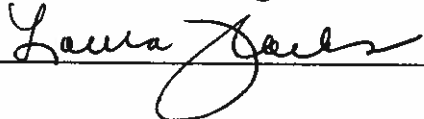
Set Date, Time and Agenda of Next Meeting/Adjournment

The next meeting is scheduled for June 13, 2019 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 President, Sauda Callahan at 7:40 P.M.

Submitted by: , Manager

Date: 6.13.2019

, President

, Secretary