

Annual Meeting of the Members of Fall Creek Addition HOA, Inc.
Date: ~~Wednesday, March 26, 2025~~ **Recall Date: Wednesday, April 30, 2025**
Time: 6:00 P.M. *(with executive session at 5:00)*
Location: Zoom video conference

Board Attendance: Adam Ismail, Kathie Bonelli

Call to order at 5:37 P.M. then adjourn immediately to executive session

Executive session agenda:

- Review all ongoing and recurring violations and Vote to refer ongoing and recurring maintenance and ACC violations to an attorney for legal covenant enforcement.
- Review Accounts Receivable
- Enforce final inspection to all ACC pre-approved requests.

Executive session closed at 6:00 P. M.

Open meeting called to order at 6:00 P.M.

Members in attendance: Adam Ismail, Kathie Bonelli, Soula Vetter, Robert Shepherd, Alex and Lori Roland, James Dinh, Ruth Robert

Proxy count = 2 - John Pham, Nancy Janssen

Quorum requirement is 10% (9 members) at the second meeting. The first meeting was called to order on Wednesday, March 26. Quorum of 20% was not established.

Only 9 Members were represented in person or by proxy in the first meeting. Quorum is not established.

Agenda:

- **Summarize** decisions made in executive session for members in attendance.
- **Review of association finances:** budget performance and balance sheet
 - Lawsuits filed against the association
 - 10% increase in assessment for 2026
- **Common area maintenance and improvements**
 - Landscaping – Review HOA responsibilities. The HOA is only responsible for ground maintenance the greenbelt from the iron fences up to the tree line of the ravine. That is specified in the plat and explained in the DCCR.
 - Sprinkler repairs – The system is up to date. Adam and the landscaper are making repairs themselves.
 - Front entry flower beds and easement – Electrical repairs to be made. One side of the entry has disrupted electricity. Guardrail plants will be maintained. Dead plants will be replaced. Weed control and rocks will be laid down there along guardrail.
 - Tree trimming – The HOA is not responsible for trimming trees in the ravine.
- **Election of two directors** – There were three volunteers for 2 positions. A poll was launched. Two members texted in their votes. Adam had 6 votes, John had 6 votes and Robert had 5 votes. Adam and John are reelected for a new term.
- **Collection of delinquent assessments.** The HOA is currently engaging in legal collections for long term debt on two accounts. One new lawsuit was be filed in Garland Small Claims

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Court. One judgement was granted in favor of the association. Current past due accounts will be filed with Garland Small claim court.

○ **Enforcement of the Maintenance Covenants**

- Reminder about \$50.00 administrative fee for recurring violation notices.
- Additional actions will include attorney referral for ongoing or recurring violations
- Trash bin placement
 - **Article XVI - Garbage and Refuse Disposal** - ... No cans, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris shall be stored, kept, placed or maintained on any Lot where visible from any street except solely on a day designated for removal of garbage and rubbish and on which days only such cans, bags, containers, and receptacles may be placed in front of a residence and beside a street for removal but shall be removed from view before the following day.
- Review maintenance and architectural control covenants. The board will perform the final inspection to assure that the project was completed as presented and approved.
 - **Article IV: Architectural Control Committee**. No building, fence, wall, outbuilding or other structure or improvement shall be erected, altered, added onto, placed or repaired on any lot in the subdivision until the complete plans including site plans, floor plans depicting room sizes and layouts, exterior elevations, any other plans or information deemed necessary by the ACC for the performance of its function ("Required Plans"), are submitted and approved in writing by the Architectural Control Committee as to the conformity and harmony of exterior design with existing structures in the Subdivision. In addition, the Owner, shall submit the identity of the individual or company intended to perform the work and projected commencement and completion dates.
 - **ARTICLE XII: MAINTENANCE** All yards and lawns shall be kept neat and well maintained and all grass, weeds, and vegetation on each Lot shall be kept mowed at regular intervals. Trees, shrubs, vines and plants which die shall be promptly removed from each Lot and replacements of equal quality or value promptly installed. Lawns must be properly maintained (not to exceed six inches [6"] in height) and fences must be repaired and maintained and no objectionable or unsightly usage of Lots will be permitted which is visible to public view. Building materials shall not be stored on any Lot, and any excess materials not needed for construction and any building refuse shall promptly be removed from each Lot.

○ **City of Garland Ordinances**

- **Parking Issues** – The city is responsible for enforcing parking. Turning Leaf Lane is a particular problem due to over crowded streets. There are a couple of properties that have multiple drivers and cars that prevent owners from accessing street parking. Please report problems to code compliance. codefnc@garlandtx.gov. The HOA board is calling for neighbors' cooperation regarding parking. Please park ONLY on one side of the road to allow emergency vehicles passing. Any parking violation will be reported to City of Garland Police.
- **Rental Properties** – The HOA will report to code compliance those properties that it believes are overcrowding.

The meeting adjourned at 6:56 P.M.