

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE  
FOX RUN MAINTENANCE ASSOCIATION  
GENERAL SESSION**

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

The Board of Directors of the Fox Run Maintenance Association met in a regular meeting of the Board of Directors at the Fox Run Community Center located at 29214 Fox Run Blvd., Spring, Montgomery County, Texas 77386 on Monday, November 12, 2018.

Present: Director Mr. Roger Fleming, President  
Director Melvin Willcockson, Vice President  
Director Paul Loghry, Secretary  
Director Phyllis Kohler, Treasurer  
Director Monica Matz  
Communications Heather Varley

Also in attendance were Stella Walleck and Eileen Ferris from Consolidated Management Services.

Mr. Michael Gainer, Attorney representing Fox Run HOA, and his assistant Erin Welch, were present.

Mr. Fleming called the meeting to order and proceeded with the approval of October minutes. Mrs. Matz issued the motion to approve the minutes. The motion was seconded by Mr. Willcockson and carried.

Ms. Walleck next presented the financial and management reports for the Association. There being no questions, Mr. Willcockson motioned to approve the reports and Mrs. Matz seconded the motion.

The meeting then moved to committee reports.

**Security** – Officer Moody was not available to provide a security report.

**Yard of the Month** – Mrs. Matz announced the Christmas decorating contest will begin shortly, and a winner will be picked from each section.

The date for the drawing will be announced at the December 10<sup>th</sup> meeting.

**Events** - Mrs. Kohler announced the Christmas Party will take place on December 8, 2018, from 1pm to 5pm. Activities will include a DJ, train ride, rock climbing wall, etc... Refreshments will be provided.

**Toddler Park** – Mr. Loghry informed the Board that the damaged latch has been repaired and fully operational.

**Web Site** – Mr. Loghry reported the website has been updated, along with Agenda and Minutes. Pay Pal is fully operational.

**Communications**- Ms. Varley didn't have any new updates to report for September.

**Pool/Grounds** – Mr. Fleming announced that the pool is in the final stages of being winterized, and should be complete by November 13<sup>th</sup>. He also mentioned he is in talks with the County on a repair date for the standing water issue.

**ACC** – Four requests were submitted, and have been approved.

The meeting then moved to old business.

Mr. Fleming welcomed homeowner input. One of the residents announced that he distributed 220 letters to homeowners, 90% of them addressing trash cans. The Board advised him that they adopted a policy of allowing trash cans on the side of homes. Some other residents complained of stored vehicles not being addressed by the police. Mr. Fleming assured them of his direct contacts with law enforcement to address this issue. Another resident inquired about the Fox Run Boulevard fence. The Board informed everyone that the fences belong to the homeowners, and letters have been sent out to replace them. The Association is granting homeowners time to make these improvements; however, they must be replaced in a timely fashion.

In new business, Ms. Walleck discussed the 2019 budget. While the Association will have a \$69.00 balance after 2019 dues are collected, this overage will not sustain future improvements. Mr. Fleming motioned the Board to keep 2019 dues at \$315.00, seconded by Mr. Willcockson and carried by Mr. Loghry. The Board will reconsider raising future assessments sometime next year.

There being no further business, Mr. Fleming motioned to adjourn the meeting, seconded by Mrs. Kohler and carried by Mr. Willcockson.

The meeting then moved to Executive Session. Mr. Fleming called the meeting to order. The By-Laws were discussed with Mr. Gainer. His office will provide copies of both previous, and updated versions. The idea is for them to be posted on Foxrunhoa.org for public discussion. Mr. Fleming motioned to present them in this way for 60 days, seconded by Mrs. Kohler and carried by Mr. Loghry. The Board then moved to legal matters with Mr. Gainer. While in Executive session, the Board approved Christmas lighting in the subdivision.

There being no further business, the meeting adjourned.