

**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, July 12, 2021.

Present: Director Mr. Roger Fleming, President
Director Melvin Stewart, Vice President
Director Heather Varley, Secretary
Director Les Gourley

Also in attendance was Eileen Ferris of Consolidated Management Services.

Mr. Fleming called the meeting to order. and called for a motion to approve the prior minutes of the meetings, seconded by Mr. Stewart and carried.

Ms. Ferris then presented the financial and management reports for the Association. There being no corrections, the reports were accepted as presented.

Mr. Fleming reported the annual Fox Run pool party has been rescheduled to July 31, 2021.

Ms. Varley announced the June Yard of the Month winner was 2806 Fox Mountain. The July Yard of the Month winner is 29215 Loddington.

Ms. Varley reported that the Toddler Park appears to be in very poor shape. She cited rubber mats had been loosened, flooring under the swings was vastly depleted, rebar was exposed in one area, one of the lights wasn't working, benches needed to be repaired and cleaned, and the flowerbeds needed to be cleaned and re-planted. The Board agreed unanimously to

review the park damage and get any necessary bids to repair these issues. The Board then reviewed three bids to replace the Toddler Park fence. After examining the bids from Conroe Fence, JC Hood, and HSK USA Services, Mr. Gourley motioned to accept the bid from HSK for \$17,862.25, Ms. Varley seconded and carried.

Mr. Fleming gave a Grounds report, stating Fox Run is waiting for one more plant shipment, the pool drain has been repaired without having to shut down the pool, and the cement table has been removed from that area. He also advised the water fountain will remain shut due to Covid. The pool shades will be installed, beginning September 7, 2021, the day after Labor Day. The Board then reviewed a bid from HSK USA Services, and Craftmoore Construction. The latter bid will remove and haul away the fire station free of charge. The Board asked Ms. Ferris to forward the Craftmoore bid to the Association's legal counsel for review before reaching a decision.

Mr. Gourley approved six ACC Applications, and one is pending further review. The Board then voted unanimously in favor of accepting metal roofs that look like shingles, in earth tone colors only.

The meeting then turned to questions from the homeowners. One homeowner asked about updating foxrunhoa.org website. Ms. Varley will seek advice from the webmaster on revamping the site, and adding new pictures, etc.

There being no further business, the meeting adjourned at 8:03 pm, and went into Executive Session.

The Board members and Ms. Ferris began the Executive Session at 8:15 pm to review the 2021 Texas 87th Legislature Omnibus Bill. The Board will review these changes in the POA Law, and request a meeting with the Association's attorney, if necessary.

There being no further business, The Executive Session adjourned at 8:43pm.