

**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, August 9, 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 and Officer Moody of MCCO3.

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. Ms. Ferris announced PayPal has increased their percentage to 3.49% and \$.49 per transaction.

The meeting then moved to Committee Reports.

SECURITY- Officer Moody distributed the Security Report for July and reported on various calls for the month.

EVENTS-Mr. Fleming reported the Fox Run Pool Party on August 7th was a success.

YARD OF THE MONTH-Ms. Varley announced the August Yard of the Month winner was 28715 Atherstone Street.

TODDLER PARK- The Board reviewed Toddler Park Repair bids from six companies. Some of the bids combined multiple repairs so the Board tabled them until the bids are individually itemized. Ms. Varley advised the park will shut down as the new fence is installed in the coming days.

POOL/GROUNDS-Mr. Fleming stated the Pool Shades will be installed on September 7, 2021. The backwash pipe has a crack in an 8 to 10 inch section that will be replaced, as well as a pool drain. These repairs will be done after pool season. Mr. Fleming reported that most of the landscaping is complete and any dead grass patches will be replaced. Mr. Fleming announced Old Riley Fuzzel Road has been paved and No Parking signs are posted there. He also stressed the need for anyone to cease dumping trash along that road.

Mr. Gourley approved three ACC Applications. Due to changes in the new ACC Policy Guidelines effective September 1, 2021, Ms. Ferris will handle future ACC Applications until the Board chooses someone to chair this committee.

The meeting then turned to questions from the homeowners. One homeowner requested handicap ramps to be installed at the Toddler Park play areas. The Board assured the resident they will look into adding them as the repairs are taking place. Another homeowner had issues with trash cans being stored on driveways. The Board agreed to send letters asking residents to place the cans off the driveways and on the side of homes. Another homeowner voiced concern with loose dogs around the neighborhood. The Board suggested to call Montgomery County Animal Control.

There being no further business, Mr. Stewart motioned to adjourn the Regular meeting to Executive Session at 8:05 pm, seconded by Ms. Varley and carried.

EXECUTIVE SESSION-The Board members and Ms. Ferris began the Executive Session at 8:15 pm. The Board asked Ms. Ferris to follow up with Mr. Gainer on analyzing the fire station removal bid. The Board reviewed the latest legal status report and agreed unanimously to send four collection demand letters, and three deed restriction demand letters. Mr. Fleming reiterated any future bids received by Board members must be hand delivered or mailed to Consolidated Management. Lastly, the Board agreed unanimously to allot homeowners five minutes maximum to ask questions at

meetings. There being no further business, the Executive Session adjourned at 9:10pm.