

**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 on Monday, September 13, 2021, via phone conference.

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

Also present on the call 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. Mr. Gourley raised concerns over the ACC Committee position to be filled so Mr. Fleming motioned to correct the August Minutes, to reflect that no one had volunteered to chair the ACC Committee. Due to the new ACC Policy Guidelines, Ms. Ferris will assume the responsibility by default until someone volunteers for the position. Ms. Varley seconded, and all approved.

Ms. Ferris then presented the financial and management reports for the Association. Mr. Fleming motioned to accept the reports, seconded by Mr. Gourley and carried.

**COMMITTEE REPORTS**

**SECURITY-** No Security Report was available.

**EVENTS-** Ms. Schmelter announced National Night Out will take place on October 2, 2021 from 6pm-8pm at the clubhouse. There will be a DJ, bouncy house, and food. Mr. Gourley motioned to raise the budget for this

event to \$3,000.00, Mr. Stewart seconded and all approved the budget increase. Ms. Schmelter requested for Ms. Ferris to send her the supply list from the previous event for references upon returning to the office.

**YARD OF THE MONTH-**Ms. Varley announced the September Yard of the Month winner was 29326 Brookchase. Ms. Varley will pick one more winner for October. The next contest will be for the Christmas Lighting. Mr. Gourley then motioned to do a Halloween Contest via Facebook, with private donations, Mr. Fleming seconded the motion, and carried.

**TODDLER PARK-** Ms. Varley advised the fence around the Toddler Park has been completed and final payment has been issued. The Association is awaiting individual bids to complete the rest of repairs needed.

**POOL/GROUNDS-** Mr. Fleming announced the pool season was very successful and the budget was on target. The shades are being installed and will be completed soon. Mr. Stewart thanked MOC for repairing the leak on the backwash pipe. Mr. Fleming motioned to have the pool light changed to an LED fixture for \$367.16 by Ruiz Electric, Mr. Stewart seconded and carried.

Mr. Fleming reported any dead grass will be replaced. Dead shrubs located at the Toddler Park, Loddington, and flowers on some of the esplanades will need to be removed and replaced. Mr. Gourley requested an updated contract from Scardino Landscaping of which Ms. Ferris will seek to obtain.

Mr. Fleming reported the entrance sign on Fox Run Blvd and Rayford Road was severely damaged by an automobile accident. A claim to the insurance carrier has been made by the Association and an adjuster will be in contact shortly. Mr. Gourley motioned to move the boulders back to this location and all agreed. Mr. Fleming asked Mr. Stewart to place the flags back to full staff.

Mr. Stewart suggested to the Board to have Scardino Landscaping mow the area on Rayford Road between Brookchase and Fox Run Blvd once a month. Mr. Fleming motioned to approve, seconded by Mr. Gourley, and carried.

**WEBSITE-** Ms. Varley will reach out to the webmaster to get the new website plans underway.

Mr. Gourley approved three ACC Applications for August 2021.

Six homeowners were present for the phone conference. A few homeowners were in agreement to have the meetings livestreamed. Mr. Fleming explained that it will have to be done on an official FRMA website and viewable by all membership, so he will seek legal clarification from Mr. Gainer. Another homeowner applauded the new Toddler Park fence and suggested to the Board to raise the new sign higher off the ground and trim the bushes in front of it. Overall, the homeowners were pleased to have the phone conference and look forward to the updated website.

There being no further business, The Board agreed to adjourn the phone conference at 8:30pm.