

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, November 14, 2022, 7 p.m., at the Association's Meeting Room located at 29214 Fox Run Blvd.

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

Also present was Eileen Ferris of Consolidated Management Services.

Mr. Fleming called the meeting to order. Mr. Gourley motioned to approve October 2022 Minutes, seconded by Mr. Willcockson and carried.

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

The Board reviewed the 2023 Operating Budget. Mr. Fleming motioned to approve it, Mr. Willcockson seconded and carried.

Ms. Ferris approved Five ACC Applications for October 2022.

**COMMITTEE REPORTS**

**SECURITY-** Officer Bratton was present for the meeting and reviewed the Security report. He noted traffic violations have increased and illegal dumping remains an issue along Old Riley Fuzzel Road.

Mr. Fleming then discussed increasing Holiday Patrol security. Mr. Stewart motioned to approve the increase, seconded by Mr. Gourley and carried.

**EVENTS-** The Christmas Party will take place on December 10, 2022 from 1pm to 4pm.

**YARD OF THE MONTH-** The Christmas Lighting Contest will take place December 17<sup>th</sup> at 7pm.

**TODDLER PARK-** Mr. Gourley will examine the gate latches to ensure they are working properly.

**POOL-** Mr. Stewart advised the AC Unit in the Clubhouse will need a new drip pan, and will get bids to replace ceiling tiles and paint upon completion of repairs. Once the new fence is installed to enclose the splash pad, Mr. Stewart will inquire to add shade screens to the splash pad fencing.

After reviewing Southwest Pool Contract Bid, Mr. Fleming motioned to accept it, seconded by Mr. Stewart and carried. Ms. Ferris will send a cancellation letter to Blue Water Pools, effective December 16<sup>th</sup>, and a start date of December 17<sup>th</sup> for Southwest Pools.

The Board discussed resurfacing the rear parking pad behind the Clubhouse. The Board agreed to table the issue until Mr. Gourley contacts the pipeline company.

**GROUNDS-** Mr. Fleming announced all plants in need of replacement will begin tomorrow.

**WEBSITE-** No updates reported.

The Board then opened the floor for a Q&A session with two guests present.

There being no further business, Mr. Fleming motioned to adjourn the Regular Meeting to the Executive Session at 7:40 pm, seconded by Mr. Stewart, and carried.

EXECUTIVE SESSION- All of the Board members were present with Ms. Ferris. The Board approved three Constable Sales.

Mr. Fleming expressed concern over vehicles parking overnight at the Fire Station, Toddler Park, and Clubhouse. Ms. Ferris will contact Towing Companies and review contracts to place signs at these locations.

There being no further business, Mr. Gourley motioned to adjourn the Executive Session at 7:45 pm, seconded by Mr. Stewart and carried. The next Regular Meeting will be held on January 9, 2023 at the Clubhouse 7pm.