

**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, February 13, 2023, 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 Phyllis Schmelter, Treasurer
 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 November 2022 Minutes, seconded by Mr. Willcockson and carried.

Ms. Ferris then presented the financial and management reports for November 2022, December 2022, and January 2023. The Board unanimously approved.

Ms. Ferris approved Two ACC Applications for December 2022, Two ACC Applications for January 2023, Three ACC Applications for February 2023.

COMMITTEE REPORTS

SECURITY- Officer Bratton was present for the meeting and reviewed the Security report. He will perform additional patrols of the Toddler Park after dark.

EVENTS- Ms. Schmelter announced preparations are being made for the Memorial Day 2023 Pool opening celebration.

YARD OF THE MONTH- The 2022 Christmas Lighting Contest winners are: Grand Prize 29414 Stapleford, Section 1, 1st Place: 29403 Raestone, Section 2 & 3, 1st Place: 2731 Halstead, Section 3, 4 & 5, 1st Place: 29007 Fox Lynn, Section 6 & 7, 1st Place: 2714 Spring Colony

TODDLER PARK- Mr. Gourley is awaiting the gate hinges and latches to be delivered for installation.

POOL- Mr. Stewart is awaiting bids for the existing repairs/projects to be done at the pool. One of the considerations is to replace the diving board.

Ms. Ferris will arrange for Mr. Gourley to consult with Loggins Construction for replacing ceiling tiles in the Clubhouse Meeting Room.

GROUNDS- Mr. Fleming advised the seasonal mulch will be added in March. Spring planting will take place when the change in weather permits.

Mr. Gourley motioned to order two new Texas 5x8 flags and two new American 5x8 flags, Ms. Schmelter seconded and all approved.

Mr. Fleming advised the Board Montgomery County officials are planning to install 25MPH signs along Rayford Road and Fox Run Boulevard intersection. Additionally, they are considering painting the curbs along that stretch.

The Board then discussed adding four handicap ramps on either side of Fox Run Blvd., Leichester, and Buckminster to access the pool/Clubhouse areas. At this time, either Montgomery County or SCUD may install them.

Mr. Gourley advised the Board that a CAD Survey will be needed for a secondary lot behind the pool.

WEBSITE- Marquardt Consulting advised of a quarterly increase of \$15.00 for web hosting and maintenance. Mr. Fleming motioned to approve the amount, seconded by Mr. Gourley and carried.

The Board then opened the floor for a Q&A session with five guests present. The Board then invited Matthew Malmquist, Riley Fuzzel Holdings, LLC to speak to the audience. His company seeks to develop "mixed use" land nearby. The plan includes 50k sq. ft. of retail space, along with a 372 unit apartment complex, called The Alcove. Springstone Street backs up to a SCUD reserve. The SCUD reserve backs up to the Riley Fuzzel, LLC land (aprox. 16 acres). His company is requesting a "No Objection" letter from FRMA, so that they may use these adjoining areas to make a "Fire Access Only" secondary road leading to the development. He stated only emergency officials would have access with the placement of

Knox Boxes on either side. His company would provide a wooden gate on the Springstone side, and maintain it. The project is expected to be completed within three years.

FRMA's attorney, Mr. Gainer, drafted a Conditional "No Objection" letter addressed to Montgomery County Commissioner, Precinct 3, Honorable James Noack. A copy was given to Mr. Malmquist to present to his company. If the conditions are met, Mr. Fleming motioned to sign it, seconded by Mr. Stewart and carried.

There being no further business, Mr. Fleming motioned to adjourn the Regular Meeting to the Executive Session at 8:00 pm, seconded by Mr. Gourley, and carried.

EXECUTIVE SESSION- All of the Board members were present with Ms. Ferris. The Board approved 14 Collection Lawsuits, motioned by Mr. Willcockson and seconded by Mr. Gourley. Ms. Scmelter motioned to approve two payment plans, seconded by Mr. Gourley and carried.

There being no further business, Mr. Stewart motioned to adjourn the Executive Session at 8:10 pm, seconded by Mr. Gourley and carried. The next Regular Meeting will be held on March 13, 2023 at the Clubhouse 7pm.