

**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 12, 2024, 7:13 p.m., at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Melvin Stewart-President  
Juanita Torres- Treasurer  
Phyllis Schmelter- Director

Also present was Eileen Ferris of Consolidated Management Services and Sergeant Bratton of MCCO Pct.3.

Mr. Stewart called the meeting to order. Mr. Stewart motioned to approve the October 2023 minutes, seconded by Ms. Schmelter and approved.

Ms. Ferris presented the financial and management reports from November 2023 through January 2024. Mr. Stewart motioned to accept the reports, seconded by Ms. Scmelter and carried.

Ms. Ferris approved nine ACC Applications from November 2023 through January 2024.

**COMMITTEE REPORTS**

**SECURITY-** Sergeant Bratton was present for the meeting and reviewed the Security reports for December 2023 and January 2024.

**EVENTS-** Ms. Schmelter reported over 200 residents turned out for The Christmas Party. She is planning the Summer Splash Bash, June 2024, and will announce the date soon.

**YARD OF THE MONTH-** Ms. Ferris announced the Winners of the 2023 Christmas Lighting Contest: Grand Prize- 29414 Stapleford  
Winners- 29118 Sedgefield, 28930 Sedgefield, 29314 Stapleford, 29110 Atherstone, and 29007 Foxlynn. Yard of the Month will resume this Spring.

**TODDLER PARK-** Mr. Stewart advised Scardino Landscaping removed dead tree in the Toddler Park and grinded down the stump for \$850.00. Ms. Torres removed the graffiti on playground equipment.

**POOL-** The Board discussed the upcoming pool season. They will Meet with Southwest Pools to discuss management issues.

**GROUNDS-** Mr. Stewart announced the secondary parking lot work has been completed.

**WEBSITE-** Ms. Ferris will send Notice for Solicitation of Candidates for the Fox Run Annual Meeting to be held on April 8, 2024 at 7pm to the webmaster for publication. It will remain open until March 11, 2024.

**NEW BUSINESS-** The Board approved holding the Annual Meeting on April 8, 2024 at 7pm. They unanimously voted not to allow a vote from the floor for write-in candidates. Ms. Schmelter will seek another term, and along with homeowner Danielle Hinson, both will be placed on the ballot. Solicitation for Candidates will be open until March 11, 2024. This information will be on the foxrunhoa.org and cmsgroup.org websites, the LED Screen, and via email blasts.

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

There being no further business, the Board motioned to adjourn the Regular Meeting to the Executive Session at 7:56 pm.

**EXECUTIVE SESSION-** The Board reviewed the February 2024 Legal Status Report. They unanimously approved one payment plan, one collection lawsuit, and four collection final demand letters.

There being no further business, the Board motioned to adjourn the meeting at 8:50 pm. The next Regular Meeting will be held on March 11, 2024 at the Clubhouse, 7pm.