

**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, January 13, 2025, 7:00 p.m., at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Norma Willcockson-President
Melvin Stewart-Vice President
Phyllis Schmelter-Treasurer
Danielle Hinson-Secretary
Juanita Torres-Director

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

Ms. Willcockson called the meeting to order. Mr. Stewart motioned to accept the November 2024 minutes with the, seconded by Ms. Hinson and approved.

Ms. Ferris presented the financial and management reports for November 2024 & December 2024. Mr. Stewart motioned to accept the reports, seconded by Ms. Schmelter and carried.

Ms. Ferris approved three ACC Applications for December 2024.

COMMITTEE REPORTS

SECURITY- Sergeant Bratton provided the Security report for December 2024. He advised of an uptick of vehicular accidents and very few property crimes.

EVENTS- Ms. Schmelter announced the 2024 Christmas Party attracted 200

residents. The next event will be the Summer Splash Bash and plans are underway.

YARD OF THE MONTH- The 2024 Annual Christmas Lighting Contest winners are as follows: Grand Prize \$200.00 to 29019 Stone Fox, Winners \$150.00 to 28903 Stapleford, 28827 Stapleford, 2431 Fox Water, and 28906 Stapleford.

TODDLER PARK- Ms. Torres advised all hanging branches in the Toddler Park have been removed.

POOL- Mr. Stewart advised the main pool pump suffered an electrical failure. He advised he will contact Ruiz Electric to determine if it can be repaired. Additionally, He will seek more bids for the Splash Pad filter.

GROUNDS- There are four dead trees around the common areas.

WEBSITE- No updates at this time.

OLD BUSINESS- The Board has tabled the fence replacement bid along the Halstead cul de sac until next month.

NEW BUSINESS- The Board reviewed a bid from Scardino Landscaping to remove four dead trees for \$2,550.00. Ms. Willcockson motioned to accept the bid, seconded by Ms. Torres and carried.

The Board reviewed the bid from Southwest Pools to replace the wader pool pump for \$1,050.00. Ms. Willcockson motioned to accept the bid, seconded by Mr. Stewart and carried.

The Board motioned to adjourn the Regular Meeting at 7:25pm and go into Executive Session.

EXECUTIVE SESSION- The Board reviewed the Proposed “ASSOCIATION’S CURRENT ADMINISTRATIVE REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS” (Recorded Pursuant to Section 209.016, Title 11, Texas Property Code). The Board unanimously agreed to table the Policy until further review, and add it to next month’s Agenda.

There being no further business, The Board motioned unanimously to adjourn Executive Session at 7:37pm. The next Regular Meeting will be held on February 10, 2025, at 7pm, at the clubhouse.