

**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, August 11, 2025, at 7:00pm, 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
Phyliss Schmelter-Treasurer
Danielle Hinson-Secretary
Juanita Torres-Director

Also present was Eileen Ferris of Consolidated Management Services.
Three homeowners were present.

Ms. Willcockson called the meeting to order. Ms. Schmelter motioned to accept the July 2025 minutes, seconded by Mr. Stewart and approved.

Ms. Ferris presented the financial and management reports for July 2025. Ms. Torres motioned to accept the reports, seconded by Ms. Schmelter and carried.

Ms. Ferris approved three ACC Applications for July 2025.

COMMITTEE REPORTS

SECURITY- Sergeant Bratton provided the Security report for July 2025. Sgt. Bratton advised calls are down and the "S" curve widening at Rayford and Fox Run Boulevard has been completed.

EVENTS- Ms. Schmelter announced the Christmas Party will be held on December 13th, 2025 from 2:00pm-5:00pm, at the Clubhouse.

YARD OF THE MONTH- No report at this time.

TODDLER PARK- Ms. Torres advised all is good and still awaiting Centerpoint Energy to cover the guy wires.

POOL- Mr. Stewart is awaiting more bids for the Splash Pad repair or rebuild options. The Board did review one bid received by Oasis Water Playgrounds. Ms. Schmelter reported the new diving board is on order from Southwest Pools, as the wrong diving board was delivered. As soon as it arrives, it will be installed. Mr. Stewart advised the pool will be open on weekends only now through Labor Day.

GROUND- Ms. Torres reported a dead pine tree along the walking trail. Ms. Ferris will seek bids to remove it for next month's meeting.

WEBSITE- No reports at this time.

OLD BUSINESS- The Board agreed unanimously to table Splash Pad bids until next month.

NEW BUSINESS- The Board reviewed and approved updating three Association Policy Documents. The Board reviewed the Ruiz Electric bid to install two LED Lights facing the Toddler Park sign and one light fixture at the Clubhouse for \$756.88. Mr. Stewart motioned to approve, seconded by Ms. Torres and carried. The Board then reviewed a bid from FBN Woodworks to install privacy screening at the pool for \$3,450.00. The bid was accepted with three yeas and two nays. The Board reviewed two bids to remove the dead pine tree next to the Clubhouse. Mr. Stewart motioned to accept the Scardino Landscaping bid for \$925.00, seconded by Ms. Torres and approved.

There being no further business, Ms. Schmelter motioned to adjourn the meeting at 7:57pm to Executive Session, seconded by Ms. Hinson and carried. The next Regular Meeting will be held on September 8, 2025, at 7pm, at the Clubhouse.

EXECUTIVE SESSION- The Board reviewed two collection matters and one deed restriction matter. The session ended at 8:46pm.