

**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, October 13, 2025, at 7:02pm, at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Norma Willcockson-President
Phylliss Schmelter-Treasurer
Juanita Torres-Director

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

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

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

Ms. Ferris approved six ACC Applications for September 2025.

COMMITTEE REPORTS

SECURITY- No Security Report available.

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

National Night Out was a success with 154 residents present.

YARD OF THE MONTH- Not available for the meeting.

TODDLER PARK- Ms. Torres advised all is good at the Toddler Park.

POOL- Ms. Willcockson advised no new Splash Pad bids have been received.

GROUNDS- Ms. Ferris advised Ezee Fiber representative Jarrett Ortega could not be at the meeting. She gave the homeowners contact information, should anyone have an issue. Please call 346-644-3877 or email construction@ezeefiber.com. This information will be added the LED Reader Board as well.

WEBSITE- Ms. Ferris announced Enumerate Engage is the new portal for Consolidated Management Services. Homeowners may access their accounts, pay dues through the portal, or call CMS to pay by phone. Please email cms.patti@hotmail.com to share your email address to receive a welcome email. Residents may also call CMS office 281-296-9775 to join. This will also be added to the LED Reader Board.

OLD BUSINESS- The Board advised the dead pine tree along the walking trail has been removed.

NEW BUSINESS- The Board has tabled the 2026 Operating Budget until next month to reflect a pool party code.

The Board Tabled the Scardino tree removal bid until next month.

The Board reviewed Scardino Landscaping bid to re-do brick landscaping around the clubhouse driveway entrance for \$1,300.00. Ms. Schmelter motioned to accept, seconded by Ms. Torres and carried.

There being no further business, Ms. Schmelter motioned to adjourn the meeting at 7:53pm, seconded by Ms. Torres and carried. The next Regular Meeting will be held on November 10, 2025, at 7pm, at the Clubhouse.