

**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 9, 2026, at 7:00 pm, 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  
Danielle Hinson-Secretary  
Juanita Torres-Director

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

Ms. Willcockson called the meeting to order. Mr. Stewart motioned to accept the January 2026 minutes, seconded by Ms. Hinson and approved.

Ms. Ferris presented the financial and management reports for January 2026. Ms. Hinson motioned to accept, seconded by Mr. Stewart and carried.

Ms. Ferris approved one ACC Application for January 2026.

**COMMITTEE REPORTS**

**SECURITY-** Sgt. Bratton was present to provide the security report for January 2026. He advised four search warrants occurred last month. He noted Leichester Street will have new sewer drains installed in April 2026.

**EVENTS-** No report available.

**YARD OF THE MONTH-** Yard of the Month will resume April 2026.

**TODDLER PARK-** Scardino Landscaping has replenished the Kiddie Cushion.

**POOL-** Mr. Stewart advised Oasis Pools plans to begin the splash pad project tomorrow. He also noted there is a minor leak at the outdoor shower that will be addressed after the splash pad work is completed. FBN Woodworks secured all broken zip ties on the privacy screens around the pool. The cost was \$200.00.

**GROUNDS-** No reports available.

**WEBSITE-** No updates at this time.

**NEW BUSINESS-** The Board discussed holding the 2026 Annual Meeting on April 13, 2026 and all agreed on the date. The Board also approved mailing out Solicitation of Candidates postcards. Additionally, the Board approved unanimously that there will be NO nominations from the floor OR write-in candidates allowed at the 2026 Annual Meeting.

There being no further business, Mr. Stewart motioned to adjourn the meeting to Executive Session at 7:41pm, seconded by Ms. Torres and carried. The next Regular Meeting will be held on March 9, 2026, at 7pm, at the Clubhouse.

**EXECUTIVE SESSION-** The Board reviewed the Legal Status Report. They approved one payment plan, one final collection demand letter, and will review a property before filing a deed restriction lawsuit.

The Board reviewed and accepted the American Pool Contract, as Southwest Pools has merged with them to manage and service the Fox Run pool and splash pad.

The Executive Session ended at 8:15pm.