

**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, May 11, 2026, immediately following the Completed 2026 Reconvened Annual Meeting, located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Danielle Hinson-President  
Juanita Torres-Vice President  
Nathan Becker-Secretary  
Phyllis Schmelter-Treasurer  
Melvin Stewart-Director (present via speakerphone)

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

Ms. Hinson called the meeting to order. Ms. Torres motioned to accept the April 2026 minutes, seconded by Ms. Shmelter and approved.

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

There were no ACC Applications for May 2026.

**NEW OFFICER POSITIONS 2026-2027**

Danielle Hinson was nominated to be the President with the motion made by Mr. Stewart, seconded by Mr. Becker and carried.

Juanita Torres was nominated to be Vice President, motioned by Mr. Stewart, seconded by Ms. Schmelter and passed.

Nathan Becker was nominated to be Secretary with a motion by Mr. Stewart, seconded by Ms. Schmelter and carried.

Ms. Schmelter was nominated to remain Treasurer by Mr. Stewart, seconded and carried by Mr. Becker.

As all of the officer Positions have been voted on and approved, Mr. Stewart shall be Director, motioned by Ms. Hinson, seconded by Ms. Torres and carried.

## **COMMITTEE REPORTS**

**SECURITY-** Sgt. Bratton was present to provide the security report for April 2026. He advised very few accidents occurred.

**EVENTS-** Ms. Schmelter announced pool registration will be held on May 16, 2026 from 10am-2pm, at the clubhouse. The pool opens May 23, 2026 at 10am, weather permitting.

**YARD OF THE MONTH-** Yard of the Month winner for May 2026 is 29019 Foxingham. They will receive a check for \$50.00.

**TODDLER PARK-** Ms. Torres reported all is well in the park.

**POOL-** Ms. Ferris will reach out to Ruiz Electric Services to check to electric connection to the pool pump, and Hot Spot Fire Inspection to check the fire extinguishers.

**GROUNDS-** No reports.

**WEBSITE-** No reports.

**NEW BUSINESS-** The Board held a discussion regarding the pool's three Gate Guards to each earn \$16.00 an hour. Ms. Schmelter explained all three of them share the same duties and should be paid the same. As of now, two are paid \$16 and one is paid \$14 an hour. The Board voted against that motion. Ms. Schmelter then requested to raise the \$14 and hour Guard to \$15 an hour. Mr. Becker and Ms. Schmelter voted Yea and Ms. Hinson and Ms. Torres Nay, therefore leading to no vote. Mr. Becker suggested the Gate Guards document their duties to review the topic at next month's meeting, all agreed.

There being no further business, Mr. Becker motioned to adjourn the meeting at 8:07pm, seconded by Ms. Torres and carried. The next Regular Meeting will be held on June 8, 2026.