

**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, June 8, 2026, in the Clubhouse, 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

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

Ms. Hinson called the meeting to order. Ms. Torres motioned to accept the May 2026 minutes, seconded by Mr. Becker and approved.

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

There were two ACC Application approved for June 2026.

NEW COMMITTEE CHAIR POSITIONS 2026-2027

Security-Melvin Stewart to remain.

Toddler Park-Juanita Torres to remain.

Pool-Phyllis Schmelter & Melvin Stewart to remain.

Grounds & Yard of the Month-Mariessa Akers. Ms. Akers is a resident of Fox Run and was nominated by Mr. Becker and seconded by Mr. Stewart and approved to serve as the new committee chair.

ACC & Website-Eileen Ferris to remain.

COMMITTEE REPORTS

SECURITY- Sgt. Bratton was present to provide the security report for May 2026. He advised there have been many fraud calls reported in the previous month.

EVENTS- No events to report.

YARD OF THE MONTH- Yard of the Month winner for June 2026 is 28715 Atherstone. They will receive a check for \$50.00.

TODDLER PARK- No issues to report.

POOL- Ms. Schmelter reported the pool was closed for well over a week as a result of pump issues and extermination treatments.

GROUNDS- No reports.

WEBSITE- No reports.

OLD BUSINESS- Ruiz Electric added a breaker on May 12th for \$310.84. Hot Spot Inspected and approved the fire extinguishers on May 26th for \$92.50. On May 29th, the pump impeller ceased operation. The Board approved Blue Water to install new Pentair C Series EQ pump, and it was installed on June 4th. The cost was \$6,300.00. On May 31st, Oasis Pools came to service the Splash Pad and re-attach a water bucket at no charge. The Board approved Cypress Creek Pest Control to service the pool/clubhouse for an infestation. The third treatment is scheduled for tomorrow.

The Board then held a discussion regarding one of the Gate Guard's hourly wages. Ms. Torres motioned to approve raising one of the Gate Guard's hourly wages to \$15.00 an hour, seconded by Mr. Becker and carried. Ms. Hinson voted Nay on the measure. At this time, two Guards are paid \$16.00 an hour, and the third Guard is now to be paid \$15.00 an hour.

NEW BUSINESS- The Board listened to Travis Stromberg, representative from Blue Water Recreational Services give a presentation of their company.

Mr. Becker motioned to accept the Blue Water Contract Bid after a legal review, Mr. Stewart seconded and the motion carried. Mr. Stromberg will draft a pro-rated contract.

After a discussion with the homeowners present, Mr. Becker motioned to adjust the swim schedule from Senior to Adult Swim-30 yrs + Older, Tues, Wed, & Thurs, 10am-12pm, seconded by Ms. Schmelter and carried. Toddler swim will remain the same. Ms. Ferris will make a new sign to reflect the change for the pool.

There being no further business, the Board agreed unanimously to begin the Executive Session at 8:21pm.

EXECUTIVE SESSION- The Board reviewed fifteen new collection demand letters to send and follow up on ten collection demands that have a June 4, 2026 deadline. The Board requests to file updated liens on collection matters, and add case numbers if applicable. Mr. Becker motioned to approve these actions, seconded by Ms. Schmelter and carried.

There being no further business, Mr. Stewart motioned to adjourn the meeting at 9:00pm, seconded by Ms. Torres and carried. The next Regular Meeting will be held on July 13, 2026.