

**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, July 13, 2026, in the Clubhouse, located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Danielle Fussell-President
Juanita Torres-Vice President
Nathan Becker-Secretary
Phyllis Schmelter-Treasurer

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

Ms. Fussell called the meeting to order. Ms. Schmelter motioned to accept the June 2026 minutes, seconded by Ms. Torres and approved.

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

There were four ACC Application approved for July 2026.

COMMITTEE REPORTS

SECURITY- Sgt. Bratton was present to provide the security report for June 2026. He advised service calls have slightly increased, and medical call volume is still high. He reiterated to please lock vehicles at night!

EVENTS- No events to report.

YARD OF THE MONTH- Ms. Akers was not present. She advised Ms. Fussell the Yard of the Month winner for July 2026 is 29407 Sedgefield. They will receive a check for \$50.00.

TODDLER PARK- Ms. Torres reported the swings need to be replaced and will seek bids. Scardino Landscaping has placed a new lock on the enclosed water line.

POOL- Ms. Schmelter advised a new pump is needed at the Splash Pad and is waiting for a bid from American Pools. She noted the pool company has been present to monitor their staff and make sure everything is running smoothly. Ms. Ferris will seek bids to repair gutters at the clubhouse.

GROUND- Ms. Ferris advised Spring Creek Utility District is preparing to run purple non-potable water lines to Fox Run's esplanade very soon. More information will be reported as received. Mr. Becker recommended that Fox Run would consider installing a trash receptacle and canine waste station next to the Walking Trail. Ms. Ferris will seek bids.

WEBSITE- No reports.

OLD BUSINESS- The Board approved unanimously at the June 2026 Meeting to limit homeowner questions to three (3) minutes.

NEW BUSINESS- The Board reviewed the Resolution of the Board to update the signatories at Trustmark and Bank of America. Mr. Becker motioned to accept, seconded by Ms. Torres and carried.

The Board discussed changing the Executive Session to BEFORE the regular meetings start, at 6:30 pm, instead of after the regular meetings adjourn. Ms. Fussell motioned to approve the measure, seconded by Mr. Becker and passed.

EXECUTIVE SESSION- The Board met at 6:30 pm to review the latest legal status report. Mr. Becker motioned to approve two Constable Sales, seconded by Ms. Torres and carried. Ms. Schmelter motioned to approve four Collections lawsuits, seconded by Mr. Becker and carried.

There being no further business, Mr. Stewart motioned to adjourn the meeting at 8:02pm, seconded by Ms. Torres and carried. The next Regular Meeting will be held on August 10, 2026.