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, September 14, 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
Melivin Stewart-Director, via speakerphone
Mariessa Akers-Yard of the Month Committee Chair

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

Ms. Fussell called the meeting to order at 7:00pm. Mr. Becker motioned to accept the August 2026 minutes, seconded by Mr. Stewart and approved.

Ms. Ferris presented the financial and management reports for August 2026. Ms. Schmelter motioned to accept, seconded by Mr. Becker and carried. Ms. Ferris advised the Trustmark Money Market account has rolled into a fixed 2.6% APY with 2.57% interest rate.

There were five ACC Applications received for September 2026, and approved.

COMMITTEE REPORTS

SECURITY- Sgt. Bratton was present to provide the security report for August 2026. He reported 34 vehicles were issued citations. He dispelled rumors of Officers shooting a suspect. No one was hurt and the suspect is in jail. A hit and run suspect was apprehended.

EVENTS- No events to report.

YARD OF THE MONTH- Ms. Akers announced 29011 Loddington as the September 2026 winner.

TODDLER PARK- Ms. Torres reported two bids have been sent to Ms. Ferris for Toddler Park equipment and awaiting the third bid.

POOL- Ms. Schmelter reported the Pool Season was an overall success and thanked everyone involved.

GROUNDS- No reports.

WEBSITE- No reports.

NEW BUSINESS- The Board reviewed three proposals for the Toddler Park equipment. They include a new three bay swing, teeter totter, kiddie cushion replenishment, and a trash receptacle and canine waste station along the Walking Trail. McKenna bid $46,338.00, Kraftsman bid $37,832.00, and Adventure Playgrounds bid $26,812.00. Mr. Becker motioned to scrap the first bid and have the other two to come back out for a final review and combine all new equipment into one bid, and review next month. Mr. Stewart seconded the motion and the measure carried.

The Board discussed increasing the hourly Security rate from $45.00 to $50.00. Mr. Becker motioned to increase the rate, starting October 2026, seconded by Ms. Torres and carried.

The Board reviewed the proposed 2027 Operating Budget and increasing the 2027 Annual Assessments to $410.00 ($35.00 increase). Mr. Becker motioned to accept the 2027 Operating Budget and 2027 Annual Assessment increase, seconded by Mr. Stewart and approved.

There being no further business, Mr. Becker motioned to adjourn the meeting at 7:58pm, seconded by Ms. Schmelter and carried. The next Regular Meeting will be held on October 12, 2026.

EXECUTIVE SESSION- The Board reviewed the latest Legal Status Report. They all approved a Payment Plan with stipulations, further review of two Collection accounts, and sending a Collection demand letter.