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, October 12, 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
Melivin Stewart-Director
Mariessa Akers-Yard of the Month Committee Chair

Also present was Eileen Ferris of Consolidated Management Services. 12 homeowners were present.

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

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

There was one ACC Application received for October 2026, and approved.

COMMITTEE REPORTS

SECURITY- Sgt. Bratton was present to provide the security report for September 2026. He advised there were 19 calls and 10 arrests for the month.

EVENTS- No events to report.

YARD OF THE MONTH- Ms. Akers announced 28715 Sedgefield as the

October 2026 winner.

TODDLER PARK- Ms. Torres discussed two revised bids from Adventure Playground and Kraftsman for new playground equipment that include a canine waste station and trash receptacle for the Walking Trail.

POOL- Ms. Fussell reported all is well. Mr. Stewart asked the Board to look into the Splash Pad becoming separated from the main pool filtration, before next season.

GROUNDS- Ms. Fussell reported MCCO 2 has cleaned up along all Rayford Road back fences and Old Riley Fuzzel Road.

WEBSITE- No reports.

OLD BUSINESS- The Board reviewed two revised 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. The Kraftsman bid $37,832.00, and the Adventure Playgrounds bid $26,812.00. Mr. Becker motioned to approve Adventure Playground Bid and Ms. Fussell agreed to second the motion, provided a review of both warranties via email.

NEW BUSINESS- The Board discussed seeking Bids for two new entrance signs on Fox Run Boulevard. Mr. Becker motioned to approve the measure, seconded by Mr. Stewart and carried.

The Community Garage Sale will be held the third weekend of October.

There being no further business, Mr. Becker motioned to adjourn the meeting at 7:42pm, seconded by Mr. Stewart and carried. The next Regular Meeting will be held on November 9, 2026.

EXECUTIVE SESSION- The Board reviewed the latest Legal Status Report. They all approved two Payment Plans, one Collection Lawsuit, and a further review of an existing Collection matter. They also agreed to waive fees on a Deed Restriction Demand.