

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE  
FOX RUN MAINTENANCE ASSOCIATION**

**March 12, 2007**

**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 at the Fox Run Community Center located at 29214 Fox Run Blvd., Spring, Montgomery County, Texas on March 12, 2007.

Present: Director Kevin Baker, President  
Director Phyllis Schmelter, Vice President  
Director Monica Rey, Secretary/Treasurer  
Director Stephanie Humphries  
Stella Walleck, Consolidated Management Services

Mr. Baker called the meeting to order with the introduction of the Board and the Management Company.

He then called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Ms. Rey, seconded by Ms. Schmelter and carried.

Mr. Baker next reported on the security for the Association advising that Mr. Woolsey would be driving through the area checking the facilities and checking for street lights that were inoperable.

Ms. Walleck then presented the financial and management reports for the Association advising those of the current cash balances, expenses and collections. She went on to advise that the next drive through was scheduled and that she anticipated problems with the lawns.

Ms. Rey issued a motion to accept the reports as presented with Ms. Schmelter issuing the second. The motion carried.

Mr. Baker next announced that the Annual Meeting of the Homeowners was scheduled for the first Monday in April and that two positions were up for election. One position was the vacant position left by Mrs. Walker and the other was Monica Rey's position. Mrs. Rey had expressed the desire to rerun for the Board and he requested anyone else interested to notify the Board or the Management Company. Mrs. Monica Davis requested her name be placed on the ballot.

The meeting then moved to homeowner input.

Mrs. Patterson addressed the Board on how she could go about getting approval to place a small flower bed around her mail box and place trellis along the side of her property. Mr. Baker advised that she needed to make an application for Architectural Control and Ms. Walleck agreed to mail her the forms.

Discussion then turned to the reserve behind the houses on Waltham and what the Association could do to deed this property to the homeowners. Mr. Baker explained to those present what was necessary in order for the Association to transfer assets.

Mr. Johnny Alexander presented the Board with the proposal to install fencing along several areas of the reserves and showed the Board where these fences were proposed. He also questioned the Board on what size slats would be acceptable to the Board advising that the Water Board would be installing the fence. The Board agreed to the six foot, four inch slats and thanked Mr. Alexander for his involvement.

After further discussion of the transfer of assets, the Board agreed to have the paperwork drafted to allow the homeowners to circulate petitions and secure the necessary signatures to allow the Board to Act. If the signatures could be secured within six months the Board would proceed.

Mr. Baker also noted that an article needed to be placed in the newsletter advising homeowners that they would be contacted first by mail and then by a representative of the Association. He then requested that a newsletter be done. Mrs. Davis and Mrs. Humphries agreed to try to work up a newsletter.

Mr. Alexander then reported that the sidewalks on Buckminster had not been filled in and Mr. Baker agreed to speak with Espree again.

Mr. Baker next reported on the Grand Parkway and where the current proposal had the parkway coming through.

There being no further business, the meeting adjourned.