

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

November 13, 2006

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 November 13, 2006.

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

Mr. Baker called the meeting to order and proceeded with explaining how the meeting would be conducted. He then moved to the introduction of the Board and the Management Company.

Mr. Baker next called for a motion to approve the minutes of the September General Session. The motion was made by Ms. Schmelter, seconded by Mrs. Walker and carried.

Ms. Walleck then presented the financial reports for the Association advising those present of the cash balances and collection percentages. The reports having been presented, Ms. Rey made the motion to accept the reports as presented with Mrs. Humphries issuing the second. The motion carried.

Ms. Walleck then presented the management report for the Association advising that the Association had issued 240 deed restriction letters and completed nine force mows of vacant properties. She went on to advise that the greatest problem still centered around lawn maintenance.

Mrs. Walker then made the motion to accept the management report. The motion was seconded by Ms. Rey and carried.

Mrs. Walker reported that there had been six applications for Architectural Control with five being approved and one denied.

Mr. Baker explained the Architectural Control committee and referred those present to the web site to secure forms, deed restrictions and committee guidelines.

Ms. Schmelter reported on the Christmas Party for the Association advising that it would be held on December 9th from 10:00 a.m. to 1:00 p.m. She advised that Ruffles the Clown would be there as well as a moon walk and Santa.

The meeting then moved to homeowner input.

Mr. Johnny Alexander questioned where the meeting signs were and why they were not being used. He also questioned the results of the surveyor. Mr. Baker explained that it was a matter of having someone volunteer to put the signs out and bring them back in and advised that the surveyors report had not been received as yet.

Mr. Gourley advised that there seems to be a problem with trash cans being left in view. The Board agreed to address these issues.

A question was raised regarding the problems with mosquitos. Ms Walleck advised that the contract was over at the end of October. Mr. Baker motioned to have the contract extended through December. The motion was seconded by Ms. Schmelter and carried.

Mr. Gourley then advised that he had attended the Water Board Meeting and they had expressed concern about the amount of water usage on the esplanades. Mr. Baker explained the problems with the system and advised that not a great deal could be done until the system was upgraded. This would be a costly project.

There being no further business to come before the Board, the meeting adjourned.