

**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, February 10, 2025, 7:00 p.m., at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Norma Willcockson-President
Phyllis Schmelter-Treasurer
Danielle Hinson-Secretary
Juanita Torres-Director

Also present was Eileen Ferris of Consolidated Management Services and Sergeant Bratton representing MCCO Pct.3. Three homeowners were present.

Ms. Willcockson called the meeting to order. Ms. Schmelter motioned to accept the January 2025 minutes, seconded by Ms. Hinson and approved.

Ms. Ferris presented the financial and management reports for January 2025. Ms. Hinson motioned to accept the reports, seconded by Ms. Schmelter and carried.

Ms. Ferris approved Four ACC Applications for January 2025.

COMMITTEE REPORTS

SECURITY- Sergeant Bratton provided the Security report for January 2025. He advised vehicular accidents have been reduced. Six parking citations were issued to address parking enforcement.

EVENTS- Ms. Schmelter announced the next event will be the Summer

Splash Bash set for June 14, 2025.

YARD OF THE MONTH- Set to resume April 2025.

TODDLER PARK- Ms. Torres suggested Ms. Ferris get bids to refresh the Toddler Park with power wash maintenance.

POOL- See New Business.

GROUNDS- The four dead trees around the common areas were removed by Scardino Landscaping.

WEBSITE- No updates at this time.

OLD BUSINESS- The Board reviewed two fence partial replacement bids. Ms. Willcockson motioned to accept Chanel Construction for \$2,880.00, seconded by Ms. Hinson and carried.

NEW BUSINESS- The Board reviewed the Proposed “ASSOCIATION’S CURRENT ADMINISTRATIVE REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS” (Recorded Pursuant to Section 209.016, Title 11, Texas Property Code). The Board unanimously agreed to adopt the Policy.

The Board reviewed the bid from Southwest Pools to replace 5hp 3 Phase C-Series Motor for \$4,420.00. Ms. Willcockson motioned to accept the bid, seconded by Ms. Torres and carried.

Ms. Ferris acknowledged with the help of Andrew DuBois, Director of Operations, MC Pct. 3 Commissioners Office, Riley Fuzzel Road illegal dumping debris and downed powerlines have been cleared.

The Board approved mailing postcards to the membership for Solicitation of Candidates. There are two positions open to be elected, and the deadline to put your name on the ballot is March 10, 2025. In accordance with Article IV, Sections 1 and 2 of the Association’s Bylaws: (i) you must be a Record Owner of a Lot and Member of Fox Run Maintenance Association to qualify as a candidate to serve as a Director; and (ii) there are two Director positions to be elected at the 2025 Annual Meeting of Members. The 2025 Annual Meeting will be held April 14, 2025 at 7pm, in the Clubhouse.

EXECUTIVE SESSION- The Board unanimously approved two Constable sales, three collection lawsuits, and one payment plan.

There being no further business, The Board motioned unanimously to adjourn the meeting at 7:33pm. The next Regular Meeting will be held on March 10, 2025, at 7pm, at the clubhouse.