

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

October 11, 2004

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 October 11, 2004.

Present: Director Kevin Baker, President
Director Marcel Henrici, Secretary/Treasurer
Director Phyllis Schmelter, Assistant Secretary/Treasurer
Director Tim Olejniczak, Architectural Control
Stella Walleck, Consolidated Management Services

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

Ms. Walleck then presented the financial reports for the Association advising those present of the current cash balances and outstanding receivables. Ms. Walleck went on to explain the discrepancy in the collection percentage to the members present.

Mr. Henrici motioned to accept the financial reports with Mr. Olejniczak issuing the second. The motion carried.

Mrs. Walleck next presented the management report for the Association noting that two hundred and forty-nine letters were issued during the month with seven thank you letters being issued. She went on to advise there were a number of legal matters being submitted to the Attorney.

Mrs. Schmelter motioned to accept the financial reports with Mr. Henrici issuing the second. The motion carried.

Mr. Olejniczak next advised that there had been two applications for Architectural Control received during the month and that both were being denied until further information could be obtained.

Mr. Baker reported that the Association had purchased a new Yard of the Month sign and the Board had approved awarding a \$50.00 gift certificate from Home Depot to the Yard of the Month winners.

He went on to advise that the Association was planning a Christmas Event for December 4th from 6:00 p.m. to 9:00 p.m. He also advised that there would be a New Neighbor Day scheduled for October 24th starting at 2:00 p.m. and a Work Day scheduled for November 6th starting at 1:00 p.m. He requested volunteers to help with both events.

Mr. Baker next reported on the improvement items that the Association was looking at for 2005. He went on to advise which projects had been immediately approved and what projects the Association was securing bids for to be done in 2005.

The Meeting then moved to homeowner input.

Renalda reported that there was a stop sign down at Brookchase and Halstead. She went on to advise that there was still a problem with the ATV's in the area and noted that her neighbors had a band practicing in the driveway. Mr. Baker advised contacting the management company with the address on the band and noted that depending on the size of the ATV's, some would be approved for use on the streets.

Mr. Sterling requested permission for the Water Board to use the meeting room at times that there were conflicts in schedule with the Montgomery County Building. The Board agreed to allow the Water Board use of the facility at no charge and advised them to contact the Management Company for scheduling.

Mr. Sterling went on to question the Board's decision not to pay for three street lights going into the park. Mr. Baker explained that the park was available to a number of other subdivisions in the Water District and felt that Fox Run should not be the only subdivision paying for these street lights.

Mr. John Wells addressed the Board about donating additional land to the Volunteer Fire Department so that they could increase the size of the station and have a manned station for the Area. There was then a lengthy discussion regarding what would be placed there with the Board requesting that the proposal be put in writing for their consideration.

There being no further business, the meeting adjourned.