

**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, August 14, 2023, 7 p.m., at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Melvin Stewart- President
Melvin Willcockson- Vice President
Juanita Torres- Treasurer
Phyllis Schmelter- Director

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

Mr. Stewart called the meeting to order. Mr. Willcockson motioned to approve the June 2023 and July 2023 minutes, seconded by Ms. Schmelter and approved.

Ms. Ferris presented the May financial and management reports for June 2023 and July 2023. Mr. Stewart motioned to accept the reports, seconded by Mr. Willcockson and carried.

Ms. Ferris approved four ACC Applications for June 2023 and nine for July 2023.

COMMITTEE REPORTS

SECURITY- Sergeant Bratton was present for the meeting and reviewed the Security report. He discussed a property conducting sacrificial religious ceremonies in their backyard on at least two occasions. He is working on the case, as well as the Association, which has sent a Cease & Desist letter to the Homeowner. Additionally, Sgt. Bratton noted a suspect has been

apprehended following a crash into multiple vehicles. Commercial vehicles parking around the subdivision have been issued citations. When school commences, Officers will follow school buses for additional security.

EVENTS- Ms. Schmelter announced National Night Out will take place on October 3, 2023 from 6pm – 8pm. There will be food, fun things to do, and a DJ.

YARD OF THE MONTH- Will resume Spring 2024

TODDLER PARK- No reports.

POOL- Mr. Stewart advised the pool will close during the week as school begins on August 9, 2023. It will remain open during weekends through Labor Day September 4, 2023.

GROUNDS- Scardino Landscaping will monitor sprinkler operations as the County has placed restrictions on water usage. They will be replenishing the walking trail in the coming days.

A bid from Scardino Landscaping will be submitted for an inexpensive fence barrier around the secondary parking lot, to be considered during next month's meeting.

NEW BUSINESS- Tammy Baten announced her resignation from the Board via email on August 8, 2023. There is now one open Board position available.

Camera repairs were done at the pool by Bandit Services for \$250.00

Fencing repairs from the June 30, 2023 storm were completed by Imperial Fencing for \$3,175.00

The Board reviewed three bids for a new pest control contract. After examining proposals from Kindred, Bearcat, and Cypress Creek, Mr. Stewart motioned to award the contract to Cypress Creek Pest Control. They will treat the Pool/Clubhouse and Toddler Park quarterly.

The Board reviewed a discounted Spring Creek Utility District Invoice for \$5,975.00 for a new service meter on Fox Run Boulevard. The amount was approved with three yea's and one abstaining.

The Board then had a brief discussion about raising 2024 assessments. Mr. Willcockson motioned to keep them the same, seconded by Ms. Schmelter and carried.

WEBSITE- No reports at this time.

The Board then opened the floor for a Q&A session with six guests present.

There being no further business, Mr. Stewart motioned to adjourn the Regular Meeting to the Executive Session at 7:50 pm.

EXECUTIVE SESSION- After reviewing files, Mr. Willcockson motioned to approve sending seven properties Collection Demand letters, and two Collection lawsuits, seconded by Mr. Stewart and carried.

There being no further business, Mr. Stewart motioned to adjourn the Executive Session at 8:06 pm. The next Regular Meeting will be held on September 11, 2023 at the Clubhouse, 7pm.