

**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, September 8, 2025, at 7:02pm, at the Association's Meeting Room located at 29214 Fox Run Blvd., Spring, Texas.

Present and establishing a Quorum:

Norma Willcockson-President
Melvin Stewart-Vice President
Phyliss Schmelter-Treasurer
Danielle Hinson-Secretary
Juanita Torres-Director

Also present was Eileen Ferris of Consolidated Management Services. Three homeowners were present.

Ms. Willcockson called the meeting to order. Ms. Schmelter motioned to accept the August 2025 minutes, seconded by Mr. Stewart and approved.

Ms. Ferris presented the financial and management reports for August 2025, all approved.

Ms. Ferris approved six ACC Applications for August 2025.

COMMITTEE REPORTS

SECURITY- Sergeant Bratton provided the Security report for August 2025. Sgt. Bratton advised vehicle crashes are down.

EVENTS- Ms. Schmelter announced the Christmas Party will be held on December 13th, 2025 from 2:00pm-5:00pm, at the Clubhouse.

National Night Out will be held at the Clubhouse on October 7, 2025 from 6:00pm-8:30pm. There will be food from Rudy's, a bounce house,

clown, D.J., and prizes.

YARD OF THE MONTH- Ms. Hinson announced 29227 Sedgefield as the September 2025 winner.

TODDLER PARK- Ms. Torres advised Centerpoint Energy has covered the wires. Additionally, Cypress Creek Pest Control will be spraying the Toddler Park tomorrow to treat for bees.

POOL- Mr. Stewart is awaiting more bids for the Splash Pad repair or rebuild options. The diving board has yet to be installed, as it is on backorder.

GROUND- No issues to report, see New Business for dead tree removal.

WEBSITE- No reports at this time.

OLD BUSINESS- The Board agreed unanimously to table Splash Pad bids until next month. The Board reviewed a corrected privacy screen bid by FBN Woodworks for \$5,800.00. Mr. Stewart motioned to approve, seconded by Ms. Schmelter and carried, with one nay.

NEW BUSINESS- The Board reviewed two bids to remove the dead pine tree along the walking trail. Mr. Stewart motioned to accept Phoenix Driven Services bid for \$800.00, seconded by Ms. Schmelter and carried.

The Board voted unanimously to keep the 2026 Annual Assessments the same at \$375.00. The 2026 Operating Budget will be tabled until next month to reflect website and internet changes.

The Board discussed Scardino Landscaping to complete Backflow Inspections of the Toddler Park and Esplanades. Mr. Stewart motioned to approve, seconded by Ms. Schmelter and carried.

There being no further business, Ms. Torres motioned to adjourn the meeting at 8:10pm, seconded by Mr. Stewart and carried. The next Regular Meeting will be held on October 13, 2025, at 7pm, at the Clubhouse.

EXECUTIVE SESSION- The Board reviewed and approved seven collection letters and one reduced interest on an assessment.