

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

Present and establishing a Quorum:

Norma Willcockson-President  
Phylis Schmelter-Treasurer  
Danielle Hinson-Secretary

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

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

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

Ms. Ferris approved five ACC Applications for October 2025.

**COMMITTEE REPORTS**

**SECURITY**- Sgt. Bratton was present to provide the security report for October 2025. He advised service calls are down and no vehicular crashes were reported in October. The Board then unanimously approved the Security Holiday Increase. The security hours will increase from Thanksgiving through January 5, 2026.

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

**YARD OF THE MONTH-** 29402 Binefield has been selected for the November 2025 winner.

**TODDLER PARK-** Ms. Torres advised there are two dead trees at the Toddler Park.

**POOL-** The Board reviewed the new diving board bid from Southwest Pools for \$3,500.00, which will include a new weight restriction sign and fulcrum. Mr. Stewart motioned to approve, seconded by Ms. Schmelter and carried.

The Board reviewed the tabled bid from Oasis Water Playgrounds to reinvigorate the splashpad for \$87,800.00. Ms. Schmelter motioned to accept the bid, seconded by Ms. Hinson and approved. Mr. Stewart abstained from voting on the bid.

**GROUNDS-** Ezee Fiber representatives Jarrett Ortega and Frank Chester attended the meeting. They gave the homeowners contact information, should anyone have issues. Please call 346-644-3877 or email [construction@ezeefiber.com](mailto:construction@ezeefiber.com). This information has been added the LED Reader Board as well.

The Board reviewed Scardino bid to repair two backflows for \$700.00. Ms. Stewart motioned to accept the bid, seconded by Ms. Schmelter and carried.

**WEBSITE-** No updates at this time.

**NEW BUSINESS-** The Board advised the Christmas Lighting/Decoration Contest will be held on December 15, 2025, at dusk.

**OLD BUSINESS-** The Board reviewed Scardino Landscaping bid to remove four dead trees for \$1,950.00. Ms. Schmelter motioned to approve the bid, seconded by Ms. Hinson and carried. There is one more dead tree that Ms. Ferris will ask them to get a price to remove, while they are there.

The Board reviewed the 2026 Operating Budget. Ms. Schmelter motioned to approve, seconded by Ms. Torres, and carried.

There being no further business, Ms. Schmelter motioned to adjourn the meeting at 8:23pm, seconded by Ms. Hinson and carried. The next Regular Meeting will be held on January 12, 2026, at 7pm, at the Clubhouse.