

**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, January 12, 2026, 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. Hinson motioned to accept the November 2025 minutes, seconded by Ms. Schmelter and approved.

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

Ms. Ferris approved four ACC Applications for November 2025 and December 2025.

**COMMITTEE REPORTS**

**SECURITY-** Sgt. Bratton was present to provide the security report for November and December 2025. He reported four crashes during these months, and no thefts occurred during the Holiday Season.

**EVENTS-** Ms. Schmelter announced the Christmas Party was a success! The next scheduled event will be held in June. The date has yet to be set.

**YARD OF THE MONTH-** The Christmas 2025 winners are: Grand Prize- \$200.00 to 2550 Leichester. Five Winners received \$150.00 are: 2447 Fox River, 2431 Fox Water, 29307 Stapleford, 29006 Stone Fox, and 29207 Waltham.

**TODDLER PARK-** No report available.

**POOL-** The Board advised Oasis Pools delivered the splash pad increments today, and will start the project soon.

**GROUND-** The Board has tabled getting a bid to remove a couple of trees in the Toddler Park until the Spring, as they may be dormant.

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

**NEW BUSINESS-** The Board reviewed a bid from Scardino Landscaping to replenish 39 yards of Kiddie Cushion in the Toddler Park for \$3,900.00. Ms. Schmelter motioned to accept the bid, seconded by Ms. Hinson and carried.

The Board then reviewed a bid from FBN Woodworks for \$450.00 to repair and clean the two entrance signs. Ms. Schmelter motioned to accept the bid, seconded by Ms. Hinson and approved.

There being no further business, Ms. Schmelter motioned to adjourn the meeting at 7:25pm, seconded by Ms. Hinson and carried. The next Regular Meeting will be held on February 9, 2026, at 7pm, at the Clubhouse.