

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON NOVEMBER 7, 2015 AT 10:00 A.M. AT EQUITY MANAGEMENT, 201 WELLBORN, COLLEGE STATION, TEXAS

DIRECTORS PRESENT-

Mark Dunn – President
Scott Falke – Vice President
Chris Eberly – Treasurer
Jan Bertoli – Secretary

DIRECTORS ABSENT-

All directors present

IN ATTENDANCE-

Also in attendance – Mrs. S. Dunn - condo owner; Steven Santone - Standard Automatic Fire Enterprises; Gloria Brown and Renee Fabreo representing Equity Management.

CALL TO ORDER-

Due notice of the meeting having been given and a quorum being present, Mr. Dunn called the meeting to order at 10:14 A.M.

ADOPTION OF AGENDA –

A motion was made by Mrs. Bertoli and seconded by Mr. Falke to accept the agenda as presented. All were in favor and the motion carried.

CONSIDERATION OF MINUTES –

A motion was made by Mrs. Bertoli and seconded by Mr. Falke to approve the October 3, 2015 minutes. All were in favor and the motion carried.

OPEN FORUM –

The following issues were discussed-

- The board thanked Wally Harberson for his many years of service to the board and Fox Run
- Installation of speed bumps for increased safety – Mr. Eberly will research cost of 4 removable speed bumps to be located at #7, 9, 12, 15
- Riser room keys in Mr. Eberly's possession
- Gate problems – request Equity take photos and view cameras for possible vehicle involvement
- Equity will not renew any contract without board approval
- Camera monitoring – Mr. Eberly will research costs

FINANCIAL REPORT-

Accounts are transitioning for new signers

Operations - \$163,079.46

Construction - \$33,699.35

Reserve - \$186,478.16

TD Ameritrade – waiting on update

LANDSCAPE-

- Irrigation repairs have been completed by Horizons
- On November 12 and 13, approximately 18" of Asian jasmine will be removed from the perimeter of buildings 6, 7, and 16. The grade will be adjusted, soil removed, and crushed granite will be installed by Horizons.
- Approximately 50 crepes will be treated/sprayed for aphids
- Board requests Horizon give a date for irrigation shutoff and draining of system

BUSINESS/MAINTENANCE AND OPERATIONS-

The Olshan proposal, which was previously approved, will be paid out of the construction account. M&O will reimburse the construction account when the accounts have been transitioned.

PROPERTY REPORT (EQUITY) –

- The board received the monthly light report from Hensarling (northwest corner of building 10 added to list).
- The owner of the camera which is mounted on the exterior of building 12 (south side) will be contacted about removal and cost.
- At the December meeting, Equity will provide the board with a list of fees and fines for property violations.

SALES REPORT (EQUITY) –

No properties are for sale

SPECIAL REPORT –

Steven Santone, SAFE Representative, discussed the required annual inspection. Sprinklers (fire) are required to be visually inspected (must be free from paint, no corrosion) and then system will be tagged (as passed). Insurance rates should be reduced due to tagged sprinkler system. Riser room heaters will be evaluated for code requirements.

ACTION ITEMS –

- SAFE Fire Protection Inspection Proposal – A motion was made by Mr. Falke and seconded by Mr. Dunn to approve the proposal. All were in favor and the motion carried. The board also requested a proposal (from SAFE) for a fire alarm inspection (16 panels) and monthly monitoring estimate. A copy of the Chaney contract was requested.
- Curb repair proposal – A motion was made by Mr. Dunn and seconded by Mr. Falke to approve the DeLoera proposal. All were in favor and the motion carried. Mr. Dunn will confirm (with Francisco) payment in full at job's conclusion (no 50% down). The last day of classes is December 9. This repair work will be mapped out and residents notified (hang tags).
- Insurance settlement Building 11 – Tabled - Mr. Dunn to call Kim at Farmer's

NEW BUSINESS/DISCUSSION –

- 2016 budget – Mr. Eberly
- Equity to investigate HOA dues at other complexes (pay by square ft or # of bedrooms, and assessment fee)
- Equity to provide board with information about procedure to raise assessments according to documents
- Requested Equity to create an annual calendar of events, contract renewal dates, storing of pool furniture, etc.
- Discussed creating a guidebook of policies and procedures
- Creation of newsletter to be mailed out/emailed out in January, 2016


- Requested the date of last cleaning of dryer vents and vendor who performed service
- Name must be on title to serve on the board

SCHEDULING OF NEXT MEETING –

The next meeting of the Board of Directors will be held on December 5, 2015, 10:00 A.M. at Equity Management, 201 Wellborn, College Station, Texas

ADJOURNMENT –

There being no further business to discuss, the meeting was adjourned at 12:33 P.M.



FRCOA Secretary