

## FOX RUN CONDOMINIUM HOA

### MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON MAY 14, 2016 AT 10:00 A.M. AT EQUITY REAL ESTATE, 201 WELLBORN, COLLEGE STATION, TEXAS

#### DIRECTORS PRESENT-

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

#### DIRECTORS ABSENT-

All present

#### IN ATTENDANCE-

Kyle Kaspar – Condo Owner; Keith Anderson – Horizon Landscaping; Gloria Brown, and Debbie Stzelecke 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 10:05 A.M.

#### ADOPTION OF AGENDA –

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

#### CONSIDERATION OF MINUTES –

A motion was made by Mr. Falke and seconded by Mrs. Bertoli to approve the April 9, 2016 minutes. All were in favor and the motion carried. Minutes handed to Equity.

#### OPEN FORUM –

Condo owner (building 15) leak around dryer vent/window; Intercon will be inspecting at 11:30 on May 16.

#### FINANCIAL REPORT-

Operations - \$159,826.81  
Construction - \$24,863.35  
Reserve - \$200,818.26  
TD Ameritrade – \$299,486.80

- Received "Summary Rent Roll, Bills Paid, Owner Bank Activity"
- Discussed moving some funds from "Operations" to "Reserve" (interest earning)
- Discussed reconciliation of bank deposits – Equity provided back up paperwork
- Discussed e-statements vs. paper statements – treasurer will provide Equity with Prosperity statement (Operations Account) at end of every month
- Requested (by Prosperity) "Fox Run" be printed on checks (remove "Equity")

**BUSINESS/MAINTENANCE AND OPERATIONS-**

- Requested proposal from Horizon for water meter covers to be evaluated and repair list created
- Irrigation- Horizon will continue to change out old, leaking heads (replace with Rainbird/Hunter)
- Landscape – replanting is almost complete
- BBQ grill tools (5) purchased – Mr. Falke
- Gate codes will be assigned by unit and system will be cleaned up at the same time; to begin in June-Equity
- Brenham Technical will perform maintenance on gates (May/June)
- Installation of speed hump using MP1 and bolts in June
- Dumpsters (owned by Texas Commercial Waste) – paint or replace; Equity will get cost for replacement and Mr. Falke will get paint proposal
- Wet and Forget buildings – Mr. Falke will get proposal
- Signs – will discuss in June
- Signs at pool (3) were replaced
- Bike racks clean out- to be tagged in June and bikes donated/removed in August
- Ridge vents to be addressed in June
- Discussed assessments based on square footage (2 bedroom vs 3 bedroom) – tabled until June

**PROPERTY REPORT (EQUITY) –**

- Monthly Hensarling Report
- Snake removed by fenceline (east side)

**SALES REPORT (EQUITY) –**

No units/properties for sale

**ACTION ITEMS –**

- Parking lot re-stripe- Motion to accept- Mr. Dunn; Second –Mr. Falke; All in favor- motion passes (Paint colors and requirements will be emailed to board members – Mr. Eberly)
- LED replacement lights/fixtures – Motion to accept – Mr. Dunn; Second-Mr. Eberly; All in favor – motion passes

**NEW BUSINESS/DISCUSSION –**

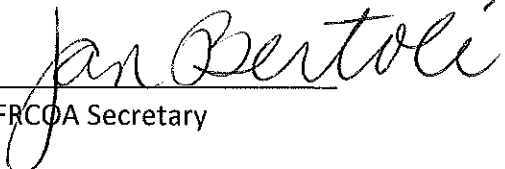
- Request pool emergency telephone be re-located
- Request compliance of pool equipment from Oasis

**SCHEDULING OF NEXT MEETING –**

The next meeting of the Board of Directors will be held on June 4, 2016, 10:00 A.M. at Equity Real Estate, 201 Wellborn, College Station, Texas

**ADJOURNMENT –**

There being no further business to discuss, the meeting was adjourned at 12:01P.M.

  
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FRCOA Secretary