

## FOX RUN CONDOMINIUM HOA

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON JULY 9, 2016 AT 10:00 A.M. AT EQUITY REAL ESTATE, 201 WELLBORN, COLLEGE STATION, TEXAS**

### **DIRECTORS PRESENT-**

Mark Dunn - President  
Scott Falke – Vice President  
Jan Bertoli – Secretary

### **DIRECTORS ABSENT-**

Chris Eberly - Treasurer

### **IN ATTENDANCE-**

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 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 June 4, 2016 minutes. All were in favor and the motion carried. Minutes handed to Equity.

### **OPEN FORUM –**

No items

### **FINANCIAL REPORT-**

Operations - \$174,214.34  
Construction - \$24,863.35  
Reserve - \$214,905.53  
TD Ameritrade – \$299,412.99

### **BUSINESS/MAINTENANCE AND OPERATIONS-**

- Insurance Renewal Presentations (Equity will create spreadsheet –premiums, general liability, directors' insurance, pool, pool house, deductibles, etc.)
- AC line gaps sealed (matching NP1) – not complete
- Expansion joints repaired (various) – not complete
- Hole repairs around buildings – Equity will contact Olshan to develop procedures for repairs
- Controller map from Horizon – Mrs. Bertoli forgot to give to Equity
- Water meter proposal (Horizon will install after Equity evaluates all meter covers)
- Drain installation behind building 15 (Horizon) will be scheduled

- Street contractor/irrigation request – irrigation will be used 2-3 times per week (Saturday) and start at 8pm for 2 weeks
- Mulch to be raked back from buildings 8 and 10 – Equity will contact Horizon with the request
- Requested proposal for brick repair/construction adhesive at doorways
- Signs (need color and design)– will discuss in August
- Irrigation repair building 12 – Equity will contact Horizon
- Wet and Forget Buildings scheduled for July 16 (Oliver – 20 hours)
- Confirmed with Brenham - battery backup for gates and to remain open (default) during power failure
- Dumpsters (owned by Texas Commercial Waste) – paint or replace; Mr. Dunn will investigate
- Installation of speed hump using NP1 and bolts – week of July 11
- Reschedule restripe of parking lot (first week of August); send out notification letter; request temporary parking at two adjacent complexes
- Riser room repairs – SAFE has not done the repairs; Equity will call and schedule
- 911 telephone has been installed in pool area; Equity will move the sign and will contact On Guard for a refund
- Annual meeting letter – Equity and Mr. Dunn

**PROPERTY REPORT (EQUITY) –**

- Hensarling will be installing lights week of July 11
- Proposal for fence picket replacement behind building 10

**SALES REPORT (EQUITY) –**

- One 3-bedroom unit sold in building 10
- At this time, there are no units for sale

**ACTION ITEMS –**

- Proposal for entry and exit gate repairs due to quarterly maintenance inspection (Brenham Technical)
  - Motion- Mr. Falke Second – Mr. Dunn Unanimous – motion passes
- Ridge vent installation on all buildings and roof repairs on buildings 4 and 12 - (Schulte Roofing)
  - Motion- Mr. Dunn Second – Mr. Falke Unanimous – motion passes

**NEW BUSINESS/DISCUSSION –**

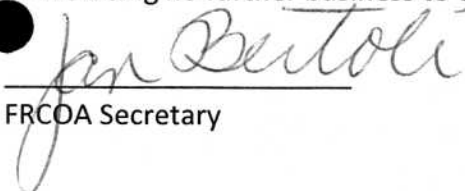
- Preparation for the annual meeting (September)

**SCHEDULING OF NEXT MEETING –**

The next meeting of the Board of Directors will be held on August 6, 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 12:32 P.M.

  
 \_\_\_\_\_  
 FRCOA Secretary