

## FOX RUN CONDOMINIUM HOA

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON  
NOVEMBER 5, 2016 AT 10:00 A.M. AT EQUITY REAL ESTATE, 201 WELLBORN, COLLEGE STATION, TEXAS**

### **DIRECTORS PRESENT-**

Mark Dunn - President  
Chris Eberly - Treasurer  
Jan Bertoli – Secretary

### **DIRECTORS ABSENT-**

Scott Falke – Vice President

### **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 10:06 A.M.

### **ADOPTION OF AGENDA –**

A motion was made by Mrs. Bertoli and seconded by Mr. Eberly 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. Eberly to approve the October 7, 2016 minutes. All were in favor and the motion carried. Minutes emailed to Equity.

### **OPEN FORUM –**

No items

### **FINANCIAL REPORT-**

Operations - \$103,695.59  
Construction - \$24,863.35  
Reserve - \$283,746.91  
TD Ameritrade – \$299,635.20  
\$50,000 was transferred from Operations to Reserves (10.17.2016)  
Preliminary Budget presented

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

- Irrigation report – 2 broken pop ups; crepes were sprayed; seasonals to be planted (when main gates open)
- AC line gaps sealed (matching NP1) – not complete; requested another vendor to complete job
- Expansion joints repaired (various) – not complete; requested another vendor to complete job
- Water meter tags – in progress
- Signs (gates) – in progress
- Dumpsters (owned by Texas Commercial Waste) – paint? (one will be replaced)– address in December
- Hensarling in process of installing LEDs – 50% complete

- Gate codes will be assigned in phases; phase 1 will include buildings 1,7,12,15 (on hold due to re-evaluating the present system – explore card swipe, “toll road” technology, app on phone)
- Reshingle/repair holes in building #8 - complete
- Stack/store pool furniture under canopy second week of November
- Repaired 2 holes by building 15; 10 fence pickets; shutters
- Bikes are being chained to trees- after 2<sup>nd</sup> notice remove bike and donate to A&M

**SALES REPORT (EQUITY) –**

At this time, there are no units for sale

**ACTION ITEMS –**

- Insurance renewal – December

**NEW BUSINESS/DISCUSSION –**

- Webpage updated
- Requested Olshan attend next meeting (after evaluation of building 15); sidewalk at #3, and hole repair procedure- also waiting on email report
- Requested SAFE attend next meeting
- Requested comparison table of HOA fees/assessments from condos in CS and Bryan (2 vs 3 bdrm)
- Requested Lone Star attend next meeting
- Requested Schulte attend next meeting
- Olshan recommended quarterly inspection of sump pumps
- Requested Brenham attend next meeting (system upgrade)
- Frontier invoice separated

**SCHEDULING OF NEXT MEETING –**

The next meeting of the Board of Directors will be held on December 3, 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 11:14 A.M.

  
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FRCOA Secretary