

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON DECEMBER 3, 2016 AT 10:00 A.M. BY TELEPHONE

DIRECTORS PRESENT-

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

DIRECTORS ABSENT-

Chris Eberly - Treasurer

IN ATTENDANCE-

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 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 Mrs. Bertoli and seconded by Mr. Falke to approve the November 5, 2016 minutes. All were in favor and the motion carried. Minutes emailed to Equity.

OPEN FORUM –

No items

FINANCIAL REPORT-

Operations - \$106,556.97

Construction - \$24,863.35

Reserve - \$288,467.69

TD Ameritrade – \$299,661.51

\$30,000 will be transferred from Operations to Reserves

Preliminary Budget presented; a couple of adjustments need to be made and Equity to review for adding GL codes

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT

-Roof repair-insurance update

-Irrigation report was emailed to board and repairs completed

-AC line gaps sealed (matching NP1) – not complete; Debbie will meet with Freddy (Clean Up Crew)

-Expansion joints repaired (various) – not complete; Debbie will meet with Freddy (Clean Up Crew)

-Water meter tags – in progress

- Signs (gates) – in progress
- Dumpsters (owned by Texas Commercial Waste) – two on list to be replaced
- Hensarling – LED's not completely installed; requested Equity to procure lights and store at FR; request Invoice
- 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)- invite Brenham to meeting
- Webpage – Equity will update to go directly to "new" (Word Press)
- Trash (oversized) will be picked up

SALES REPORT (EQUITY) –

At this time, there are no units for sale

ACTION ITEMS –

No action items

NEW BUSINESS/DISCUSSION –

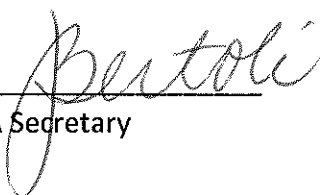
- Requested Olshan attend next meeting (after evaluation of building 15); sidewalk at #3, and hole repair procedure- also waiting on email report
- Requested SAFE attend next meeting
- Requested comparison table of HOA fees/assessments from condos in CS and Bryan (2 vs 3 bdrm)
- Requested United attend next meeting
- Requested Schulte attend next meeting
- Olshan recommended quarterly inspection of sump pumps
- Requested Brenham attend next meeting (system upgrade)
- Frontier invoice separated
- Newsletter to be sent out in January (include mini budget; "condo" description)
- Review contracts expiring in first quarter

SCHEDULING OF NEXT MEETING –

The next meeting of the Board of Directors will be held on January 14, 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 10:50 A.M.


FRCOA Secretary