

## **FOX RUN CONDOMINIUM HOA**

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON FEBRUARY 11, 2017 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

### **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 10:13 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 Mr. Falke and seconded by Mr. Dunn to approve the December 3, 2016 minutes. There was no January meeting due to lack of quorum. All were in favor and the motion carried. Minutes handed to Equity.

### **OPEN FORUM –**

No items

### **FINANCIAL REPORT-**

Operations - \$114,240.10  
Construction - \$24,863.35  
Reserve - \$323,248.20  
TD Ameritrade – \$299,711.43

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

- Kent Walker (PolyLevel of East Texas) presented foam injection solutions to holes around buildings; also presented updates/upgrades to gates
- Delamination (14, 15) will be addressed by brick mason (report at March meeting); proposal for star removal
- H&A Plumbing will inspect sump pump next week (quarterly inspection)
- Newsletter is waiting on mini-budget
- Water meter tags – in progress

- Signs (gates) – printed samples in March
- Hensarling – LED installation is complete
- Webpage – updated (Word Press)
- Landscape – property will be walked February 14 for replant
- Frontier bill cannot be separated (one number for two complexes)

**SALES REPORT (EQUITY) –**

One 2 bedroom unit is under contract. No units for sale.

**ACTION ITEMS –**

- 2017 Budget – Motion- Mr. Falke Second- Mr. Eberly Unanimous approval
- Expansion joint repair (14, 15) and hole plugs (14, 15) (PolyLevel)- Motion- Mrs. Bertoli Second-Mr. Falke Unanimous approval

**NEW BUSINESS/DISCUSSION –**

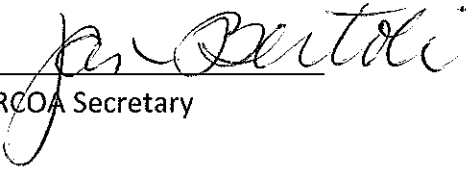
- Entry gate broken; waiting on video
- Requested comparison table of HOA fees/assessments from condos in CS and Bryan (2 vs 3 bdrm)
- Requested gate update/upgrade proposal
- Review contracts expiring in first quarter
- Accountant will be contacted for tax payment
- Speedbump end to be ordered
- Pickets behind 16 to be repaired
- Evaluate pool area (April)
- Place pool furniture first week of March
- Evaluate BBQ grills (April)
- Evaluate volleyball court (April)

**SCHEDULING OF NEXT MEETING –**

The next meeting of the Board of Directors will be held on March 11, 2017, 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 12:29 P.M.

  
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FRCOA Secretary