

## FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON MAY 11, 2018 AT FOX RUN POOL, 801 LUTHER ST.W, COLLEGE STATION, TEXAS

### DIRECTORS PRESENT-

Mark Dunn - President  
Scott Falke – Vice President

### DIRECTORS ABSENT-

Chris Eberly - Treasurer

### IN ATTENDANCE-

Jan Bertoli  
Equity Management

### CALL TO ORDER-

Due to notice of the meeting having been given and a quorum being present, Mr. Dunn called the meeting to order at 10:19 A.M.

### ADOPTION OF AGENDA –

A motion was made by Mr. Falke and seconded by Mr. Dunn 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 minutes. All were in favor and the motion carried.

### OPEN FORUM –

No items

### FINANCIAL REPORT-

Operations - \$285,994.75  
Construction - \$315,466.73  
Reserve - \$429,712.17

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

- Roof update- Strata will begin drone work next week; all 16 buildings will be re-roofed; ridge vents will be installed ("mushroom" vents removed); possibility of vents at building ends to be installed; gutters and downspouts will be evaluated
- Roof insurance check was transferred from operations to reserve account to accumulate interest
- CD conversions will wait until roofs are replaced and final costs known
- Attorney consultation about Sales Tax Exemption 501(c)(4), By Laws; less than 3 member board- still waiting on attorney
- Attorney statement on responsibilities
- Camera installation is complete, however, need some readjustments at various areas (scheduled for May 15)
- Equity will inquire how-to pull up camera history

- Riser room- installed wireless system; Equity will obtain warranty info and paperwork
- Equity will get proposal for heat tracing riser rooms from SAFE
- Stars- most of them were removed (the entry area columns still have the stars); this job is unacceptable and the vendor is requested to return and properly finish the job; request to hold payment
- Dryer vent cover/bird barriers (256 units) are being installed by Equity
- Water meters (tags)– not complete (9 buildings remain)
- Parking lot hump/bump installation presently being installed
- Dog station install – waiting on hardware
- Newsletter will be sent to Equity for completion; requested addition of photos depicting safety additions to Fox Run
- Equity to reattach telephone box – Building 15
- Building 4 crushed granite installation is unacceptable; block needs to be uncovered and granite too high in areas so needs to be removed from brick
- Still waiting on stumps to be ground; vendor check is being held
- VB net was replaced
- BBQ grills have been painted
- Waiting on mailbox repair
- Sump pump inspection history – Equity to request
- Signage logos in June
- Wet 'n Forget in areas - Scott
- Fence replacement and repair behind buildings 8-10 (the old boards which are removed from the replacement area will be saved to repair the remainder of the fence)– Equity to get proposals

**SALES REPORT (EQUITY) –**

5-3 bedrooms for sale; 1-2 bedroom for sale

**ACTION ITEMS –**

No action items

**NEW BUSINESS–**

- Gates will remain open from 8am-8pm through May 15 for move out
- Bicycle purge will be conducted in August
- Dumpster reconditioning – Scott
- Dumpster replacement - Equity

**SCHEDULING OF NEXT MEETING –**

The next meeting is to be determined...possibly June 8 or 9, 2018 at 10:00am by telephone

**ADJOURNMENT –**

There being no further business to discuss, the meeting was adjourned at 10:57A.M.

FRCOA

