

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON JULY 14, 2018 AT EQUITY REAL ESTATE, 3016 VILLA MARIA, BRYAN, TEXAS

DIRECTORS PRESENT-

Mark Dunn - President
Scott Falke – Vice President
Chris Eberly - Treasurer

DIRECTORS ABSENT-

All present

IN ATTENDANCE-

Jan Bertoli
Keith Clements representing 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 10:05 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. The minutes from January, February, April, May, and June (statement) were handed to Equity.

OPEN FORUM –

No items

FINANCIAL REPORT-

Operations - \$92,131.40
Construction - \$265,466.73 (\$50,000 was transferred from Construction to Operations)
Reserve - \$644,564.70

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-

- Roof update- Strata is scheduled to begin re-roofing 16 buildings in the next two weeks; the awnings will also be evaluated for hail damage; if so, frames will be re-painted as well
- Attorney consultation about Sales Tax Exemption 501(c)(4), By Laws; less than 3 member board- waiting on attorney
- Attorney statement on responsibilities- waiting
- Riser room- Equity obtained warranty info and paperwork and will be filed
- Stars- the original vendor returned to correct the grout, etc.; Chris will request his handy man to remove the additional stars at the entrance
- Dryer vent cover/bird barriers (256 units) – waiting on supplies

- Dog station install – Scott completed
- Equity to reattach telephone box – Building 15; completed
- 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 – this was requested again
- Mailbox repair completed
- Sump pump inspection – Olshan to inspect on 7.17
- Wet 'n Forget in areas - Scott
- Hammocks/swings are not permitted
- Dumpster top was fixed
- Pool building has been powerwashed

SALES REPORT (EQUITY) –

4-3 bedrooms for sale

ACTION ITEMS –

No action items

NEW BUSINESS–

- Equity will get proposal for heat tracing riser rooms from SAFE
- Request PolyLevel for buildings 4, 5, 15 and Equity will evaluate sidewalks, etc.
- Schedule annual meeting for September 22 at the pool
- Need phone list for proxies
- Welcome letter for new owners to be created

SCHEDULING OF NEXT MEETING –

The next meeting is scheduled for Friday, August 10 at 10:00am by telephone

ADJOURNMENT –

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



FRCOA