

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON FRIDAY, SEPTEMBER 14, 2018 AT 10:00AM BY TELEPHONE

DIRECTORS PRESENT-

Scott Falke – Vice President
Chris Eberly - Treasurer

DIRECTORS ABSENT-

Mark Dunn - President

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. Falke called the meeting to order at 10:03 A.M.

ADOPTION OF AGENDA –

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

OPEN FORUM –

No items

FINANCIAL REPORT-

Operations - \$289,225.98 (transferred \$197,990.00 from construction)
Construction - \$67,476.73
Reserve - \$649,987.62

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-

- Annual meeting notices/proxies sent out August 18, email sent September 5, posted on website; will email blast 2 more times during week of 17-21
- Invoice #492421 (Luckie) will be charged back to condo owner along with H&A invoice (total \$180.00)
- Roof update- all roof have been replaced; smaller mushroom vents have been installed; gutters are working so no replacement; 2nd insurance check has been received (\$194,794.01)
- Attorney consultation about Sales Tax Exemption 501(c)(4), By Laws; less than 3 member board- waiting on attorney
- Attorney statement on responsibilities- waiting
- Stars- Chris' handyman will complete this removal

- Buildings 4, 5, 15 develop holes around perimeter; discussion about foam/steel plate installation; decision to have Olshan give their recommendation when they reschedule for sump pump evaluation
- Sump pump inspection – Olshan to inspect (they missed their scheduled appointment; will reschedule)
- Evening light inspection will be scheduled with Bobby Hensarling
- Equity will check on the dead tree at building 13
- Equity will check the area between buildings 1 and 2 for dead grass areas or saturated areas
- Scott will check Airbnb for Fox Run listings

SALES REPORT (EQUITY) –

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

ACTION ITEMS –

- Proposal to close construction account and move funds to reserve; transfer second insurance check from operations to reserve Motion – Mr. Falke Second – Mr. Eberly Unanimous approval
- Proposal for heat tracing in riser rooms (SAFE) – Mark is waiting on proposal; tabled

NEW BUSINESS–

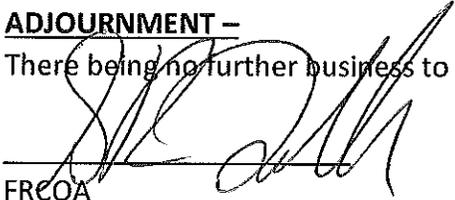
Inclement weather decision will be made by Thursday at noon

SCHEDULING OF NEXT MEETING –

The annual meeting is scheduled for Saturday, September 22 at the Fox Run pool. If there is a weather issue, the meeting will be moved to Equity Real Estate, 3016 Villa Maria, Bryan, Texas
The October meeting is scheduled for the Saturday, the 13th at 10:00am at Equity Real Estate, 3016 Villa Maria, Bryan, Texas.
The Texas A & M Football team will be competing in South Carolina.

ADJOURNMENT –

There being no further business to discuss, the meeting was adjourned at 10:31A.M.


FRCOA