

-DRAFT FOR APPROVAL-

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON SATURDAY, FEBRUARY 8, 2020 AT 10:00AM AT EQUITY REAL ESTATE, 110 NAVARRO DRIVE, COLLEGE STATION, TEXAS 77845

DIRECTORS PRESENT-

Mark Dunn - President
Scott Falke – Vice President
John Heckmann - Director
Chris Eberly - Director

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. Dunn 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. Dunn and seconded by Mr. Falke to approve the December minutes. All were in favor and the motion carried.

The following reports were signed May, June, August, December; the following reports were given to Equity to post on the website – May, June, July, August, September Annual, September monthly, October, November, December, January

OPEN FORUM – No issues

FINANCIAL REPORT-

Operations - \$104,153.89
Reserve - \$272,171.54
CD#0165 \$102,124.14 (6 month)
CD#0168 \$51,060.97 (6 month)
CD#0169 \$51,060.97 (6 month)
CD#0490 \$204,583.09 (12 month)
CD#0492 \$204,583.09 (12 month)

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-

- Bookkeeper (Vanessa) 2018 yearend report was accepted
- Summary Rent Roll (\$4819.00) – there are 3 delinquent accounts (one account will be referred to attorney for lien notification)
- Equity will contact insurance provider pertaining to coverage of officers
- Better Fire Protection (October, 2019, \$2641.30) tested 16 fire alarms, 16 sprinklers, 16 backflows- Equity has received the test results and made repairs
- Kent will take additional readings/inspection building 11 and evaluate expansion joints in parking lot/sidewalks– Mark is working on this
- Kent will foam/touchup buildings 4, 5, 15 – Mark is working on this
- Accountant consultation about Sales Tax Exemption 501(c)(4) – Jan will determine sales taxes paid for 2019
- Equity will investigate sales tax on labor, bank requirement of two signature accounts, and add director names to Operations and Reserve Accounts
- Landscape walk thru in February - Jan
- Exterior repairs and painting (obelisk ball –maroon; stand – black; stucco – light grey; gables – darker grey; doors – black; shutters will be replaced black; trim – white) – Equity will get 2 proposals
- Painting of black wrought iron fence will be addressed after building paint proposal evaluated
- Dog park – Scott will get proposals
- BBQ pit on balcony (violation)

SALES REPORT (EQUITY) –

1-3 bedroom for sale and 2-2 bedrooms

ACTION ITEMS/PROPOSALS –

- Brenham Technical chain assemblies and rollers to be replaced (\$2191.06) – Motion- Mr. Dunn; Second – Mr. Falke; Motion carries with unanimous approval
- PEX pipe replacement through riser room – Motion-Mr. Dunn; Second – Mr. Falke; Motion carries with unanimous approval

NEW BUSINESS–

- Newsletter – Mark will generate
- Sump pump – quarterly inspection – Equity
- Consult monthly calendar for items to be addressed

SCHEDULING OF NEXT MEETING –

The next meeting is scheduled for Friday, March 13 at 10:00AM by telephone. The meeting on Saturday, April 4 will at the Fox Run pool. If weather is an issue, the meeting will be held at Equity Real Estate, 110 Navarro, Suite 200, College Station, Texas.

ADJOURNMENT –

There being no further business to discuss, the meeting was adjourned at 11:04AM

DocuSigned by:



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