

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON FRIDAY, APRIL 9, 2021 AT 10:00AM BY TELEPHONE

DIRECTORS PRESENT-

Mark Dunn - President
Stephen Breden - Director
John Heckmann - Director
Chris Eberly – Director

DIRECTORS ABSENT-

Scott Falke – Vice President

IN ATTENDANCE-

Jan Bertoli
Keith Clements representing Equity Real Estate

CALL TO ORDER-

Due to notice of the meeting having been given and a quorum being present, Mr. Clements called the meeting to order at 10:13 A.M.

ADOPTION OF AGENDA –

A motion was made by Mr. Heckmann and seconded by Mr. Breden to accept the agenda as presented. All were in favor and the motion carried.

CONSIDERATION OF MINUTES –

The March minutes were voted on. Motion – Mr. Heckmann, Second – Mr. Breden; All were in favor and the motion carried. The approved minutes (March) were emailed to Equity for signature and posting.

OPEN FORUM – No issues

FINANCIAL REPORT-

Operations - \$130,649.14
Reserve - \$293,168.96
CD#0165 \$103,388.03 (6 month)
CD#0168 \$101,828.93 (6 month)
CD#0169 \$51,641.52 (6 month)
CD#0490 \$207,758.79 (12 month)
CD#0492 \$207,758.79 (12 month)

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-

-Property is walked twice weekly and it was observed the dumpsters are being used by contractors which is not permitted according to the city- Equity hired a crew to clean out the dumpsters; Equity will contact city about “sliding” top/side dumpsters due to trash being left on driveway and not placed into dumpsters
-Inspections (sprinkler, alarm, back flow, etc.) – Equity will provide the 2020 inspection report (Better Fire Protection) to the board; a different company did the repairs
-Texas Freeze – pending attorney opinion for plumbing

- Riser room replacement battery update – D. Haley completing the work
- Inspections of pool deck, pool house, pool furniture, volleyball court, pool safety equipment have been completed; pool furniture will be placed
- Door frame/casement repair/replacement will be evaluated according to governing documents – Equity to investigate documents and send out to board; contractor states 69 doors require repair at \$200-\$225 per door
- Contractor states exterior painting at a cost of \$148,000; a meeting will be scheduled to discuss details
- CD's – all 5 will be renewed
- 3 outstanding checks from 2019 were reconciled (\$250.52 voided – Income Adjustment)
- 2 condo owners are in arrears; will be addressed by Equity
- Landscape walk around was week of April 5; turf was fertilized and irrigation was turned on

SALES REPORT/PROPERTY VIOLATIONS (EQUITY) –

1 – 3 bedroom for sale

ACTION ITEMS/PROPOSALS –

No items

NEW BUSINESS–

-Evaluate buildings/roofs for hail damage due to storm on April 8, 2021; schedule inspection

SCHEDULING OF NEXT MEETING –

May 14, 2021 at 10:00am by telephone or May 15, 2021 at 10:00 at the Fox Run pool.

ADJOURNMENT –

There being no further business to discuss, the meeting was adjourned at 10:38A.M.

FRCOA