

FOX RUN CONDOMINIUM HOA

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON FRIDAY, MAY 14, 2021 AT 10:00AM BY TELEPHONE

DIRECTORS PRESENT-

Mark Dunn - President
Scott Falke – Vice President
Stephen Breden - Director

DIRECTORS ABSENT-

John Heckmann - Director
Chris Eberly – Director

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. Dunn called the meeting to order at 10:00 A.M.

ADOPTION OF AGENDA –

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

CONSIDERATION OF MINUTES –

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

OPEN FORUM – No issues

FINANCIAL REPORT-

Operations - \$141,263.65
Reserve - \$297,865.68
CD#0165 \$103,617.98 (6 month) renewed at 0.25%
CD#0168 \$102,055.41 (6 month) renewed at 0.25%
CD#0169 \$51,730.79 (6 month) renewed at 0.20%
CD#0490 \$208,177.11 (12 month) renewed at 0.30%
CD#0492 \$208,177.11 (12 month) renewed at 0.30%

BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-

-College Station states “Sliding” dumpsters are no longer delivered to complexes
-Inspections (sprinkler, alarm, back flow, etc.) – Equity will provide two proposals to the board for these 2021 inspections
-Texas Freeze – pending attorney opinion for plumbing (attic pipes)
-Fox Run Declaration Article 3.7 states Owner Maintenance for exterior doors/repairs, etc.; Equity will create 2 letters (depending on visible door/frame damage) - one letter will state the upcoming exterior painting of

the buildings and suggest condo owner makes any repairs to their doors, frames, windows with a deadline date, and state governing document Article 3.7;

the second letter will state the upcoming exterior painting of the buildings and state the violation/visible damage to the door/frame area according to inspecting contractor, governing document Article 3.7 will be included, give 2 options (condo owner repair or HOA repair), deadline to repair, if not done HOA will repair at condo owner cost (\$300-350), cost will be invoiced, if not paid, on ledger?

- Contractor states exterior painting at a cost of \$148,000; a meeting will be scheduled to discuss details
- Roof inspection (since last hail event) – inspector stated there was no damage
- Landscape- waiting on proposal revision to replant dead plants
- Gates will remain open for move-out – dates to be determined by Equity

SALES REPORT/PROPERTY VIOLATIONS (EQUITY) –

1 – 3 bedroom sold (\$182,900); 2-2 bedroom sold (\$153,000 & \$159,000)
2 – 3 bedroom for sale (\$179,900)

ACTION ITEMS/PROPOSALS –

No items

NEW BUSINESS–

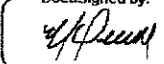
No new business

SCHEDULING OF NEXT MEETING –

TBA

ADJOURNMENT –

There being no further business to discuss, the meeting was adjourned at 10:18A.M.

DocuSigned by:
 12/6/2021
FRCOA