

**PRELIMINARY  
FOX RUN CONDOMINIUM HOA**

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUM HOA HELD ON FRIDAY,  
DECEMBER 3, 2021 AT 10:00AM BY TELEPHONE**

**DIRECTORS PRESENT-**

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

**DIRECTORS ABSENT-**

**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 10:05 A.M.

**ADOPTION OF AGENDA –**

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

**CONSIDERATION OF MINUTES –**

The May minutes were voted on. Motion – Mr. Falke, Second – Mr. Heckmann; All were in favor and the motion carried. The approved minutes (May) were emailed to Equity for signature and posting. Statements for June, July, August, September (2), October, and November were sent to Equity.

**OPEN FORUM –** No issues

**FINANCIAL REPORT-**

Operations - \$180,478.82  
Reserve - \$130,740.85  
CD#0165 \$103,617.98 (6 month) renewed at 0.25%; matures 5.5.22  
CD#0168 \$102,055.41 (6 month) renewed at 0.25%; matures 5.5.22  
CD#0169 \$51,730.79 (6 month) renewed at 0.20%; matures 5.5.22  
CD#0490 \$208,177.11 (12 month) renewed at 0.30%; matures 5.13.22  
CD#0492 \$208,177.11 (12 month) renewed at 0.30%; matures 5.13.22

**SALES REPORT/PROPERTY VIOLATIONS (EQUITY) –**

-No activity

**BUSINESS/MAINTENANCE AND OPERATIONS/PROPERTY REPORT-**

- Leak in riser room building 11 has been repaired

- Inspections (sprinkler, alarm, back flow, etc.) – Equity stated a letter from the city was received and this inspection is currently being conducted.
- Landscape replant has been completed
- Building exteriors– stucco repairs have been made, powerwashing completed and the painting is in process. Photos have been requested and will be emailed out.
- Fences and dumpster area enclosures have been repainted. Obelisks were painted the incorrect color and will be corrected.
- New shutters will be ordered for all units. Old shutters will be removed from the buildings to allow painting. Adjustments will be made to the shutters so no new holes will be drilled into the building.
- GL4655 has had a significant increase in cost (Suddenlink, Frontier) – Equity will research these fees
- Assessment analysis – increased costs have been noted; 2 bedroom and 3 bedroom amenity use evaluated

**ACTION ITEMS/PROPOSALS –**

2022 Budget Adoption (2 bedroom \$200; 3 bedroom \$220 per month)– Motion – Mr. Falke, Second – Mr. Heckmann, Unanimous in favor of adoption.

**NEW BUSINESS–**

No new business

**SCHEDULING OF NEXT MEETING –**

TBA

**ADJOURNMENT –**

There being no further business to discuss, the meeting was adjourned at 10:44A.M.

---

FRCOA

# FOX RUN HOA BOARD MEETING AGENDA

NOTICE OF A MEETING OF THE BOARD OF DIRECTORS OF FOX RUN CONDOMINIUMS TO BE HELD FRIDAY, DECEMBER 3, 2021 @10:00 AM BY TELEPHONE

## ORDER OF BUSINESS

### 1. Call to Order

### 2. Adoption of Agenda

3. Consideration of Minutes (Approval and signature for May, send to Equity along with June, July, August, September, September-annual, October, and November statements)

### 4. Open Forum

The Fox Run Board thanks Chris Eberly for his years of service and support for our board and community. Mr. Eberly sold his condo and resigned his position on the board.

### 5. Reports

#### -Financial Report

Operations Account - \$180,478.82

Reserve Account - \$130,740.85

CD #0165 \$103,617.98 (6 month) renewed at 0.25%; matures 5.5.22

CD #0168 \$102,055.41 (6 month) renewed at 0.25%; matures 5.5.22

CD #0169 \$51,730.79 (6 month) renewed 0.20%, matures 5.5.22

CD #0490 \$208,177.11 (12 month) renewed at 0.30%; matures 5.13.22

CD #0492 \$208,177.11 (12 month) renewed at 0.30%; matures 5.13.22

#### -Reports--Business/M&O/Property Report (violations)

-Sales report - Equity

-Property violations – Equity

-Leak – riser room update

-Inspection – sprinklers, fire monitor, back flow, etc. - Equity will obtain 2 proposals

-Landscape replant, tree trimming, irrigation turn off update - Equity

-Exterior building painting, fence painting, shutter update

-Assessment increase

### 6. Proposals

-2022 Budget

### 7. New Business/Discussion

### 8. Scheduling of Next Meeting – TBA

### 9. Adjournment