

**Fox Run Condominium Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**August 18, 2007 @ 10:00 A.M.**

Board President Lou Bertoli called the meeting to order at 10:05 A.M. The meeting location was the offices of Equity Real Estate in College Station, Texas.

- **Quorum** certified with directors Lou Bertoli, Steve Wallin, and Jesse Vasquez. None were absent.
- **Acknowledgement of notice of meeting.** FRCOA Board of Directors Bertoli, Wallin, and Vasquez verbally acknowledged receiving notice.
- **Minutes.** The July 21, 2007, and the August 9, 2007, Board meeting minutes were approved.
- **Reports** of officers:  
To be covered under actions items.
- **Meetings** – the next FRCOA Board meeting will be held on Saturday, September 15, 2007, at 10:00 AM at the offices of Equity Real Estate in College Station.
- **Action items-**
  - Building 5: Susan Hall and Dr. George Richmond, owner of unit 501 attended the meeting. Unfortunately, no one from Gessner Engineering was able to attend the meeting to give us a report. Debby, our Equity representative, reported that Gessner told her that the topographical survey was completed and that they are still working on their study and report. Hopefully we will have a report from them soon. We also noted the heavy rains from Tropical Storm Erin, and the possibility of heavy rains from Hurricane Dean, are not helping the situation.
  - Debby reported she is still sending her carpenter out to adjust and fix exterior doors that need work due to settling and foundation movement.
  - Debby reported she used a consultant, who specializes in saving non-profit groups money on their utility bills, to eliminate some of the taxes we have been paying to College Station Utilities. Evidently non-profits are not required to pay these taxes, so they should be off our bills from now on.
  - Debby reported she received a request from unit 705 for some touch-up to the exterior paint on their balcony. We agreed this should be done.
  - Debby reported she is having the locks changed on the swimming pool cabana, as it appears an unauthorized person has been getting into it.
  - Debby reported that Equity is just about done with the copying of files as requested by the attorney we hired to look at the foundation issues.
  - Debby reported she has not yet received the bills for the repairs to the plumbing and ceiling in unit 1007 (as referenced in our August 9, 2007, phone meeting).
  - Debby reported that the newsletter and annual meeting notice and proxy were mailed last Friday. The Board agreed we would again make calls to owners to remind them about the meeting.
  - Steve walked the property this morning and gave Debby and the Board a list of maintenance items and violations of the rules and regulations. Debby does keep copies of notices to owners in a file she keeps for each unit, so she knows if this is the first notice or not. However, we agreed we would still like her to set up a file (spreadsheet?) to keep track of violations by each unit, so that the Board can have a report of what has been sent out for each Board meeting. We discussed two

violations in detail. Unit 303 has still not removed a fence they installed in front of the patio, and in fact has now added a large pole in the garden that is holding two potted plants. These items must be removed. Unit 1108 responded to our notice about their porch swing (see the July 21, 2007, meeting minutes), by claiming they had permission from the Sales Office to install it, and in fact someone from the Sales Office installed it for them. We asked Debby to look into this to see if this actually occurred. However, this is still a violation of the condo documents and we may have to take action at our next meeting.

- We discussed that, again, the most numerous violation Steve noted was the problem of BBQ's (on decks, patios, front porches, in the gardens). Despite putting this notice in virtually every newsletter, and sending out violation notices to owners, this problem persists. This is a serious safety hazard, which cannot be tolerated. We noted that the FRCOA Rules and Regulations state that having a BBQ, or storing flammable materials, is subject to an immediate fine up to \$2000 (as opposed to other violations that require a warning letter, and then a fine, etc.) It was MSP, to adopt the following policy regarding BBQ's:

- Effective September 1, 2007, having a barbecue grill, smoker, or other similar device, or the storage of propane gas cylinders, or the storage of any flammable liquids used for barbecue grills or smokers, anywhere on the Fox Run property, including inside an individual unit, is subject to the following fine schedule.
  1. First offense - \$100 fine.
  2. Second offense - \$500 fine.
  3. Third and subsequent offences - \$1000 fine.

An owner has 30 days to correct the violation by removing the item(s) from the Fox Run property, and if he or she does not, they are subject to the next level of fine. Additionally, the FRCOA reserves the right to remove any of these items, at the owner's expense, if it poses an immediate fire hazard.

We agreed that Steve will develop a draft of a letter to owners and send it to the Board and Debby. We want to mail this letter out as soon as possible.

- It was MSP, to spend up to \$1000 to get rid of the numerous wasp nests on the buildings.
- We asked Debby to obtain a bid for the re-stripping the parking lot. It would make most sense to do this between the end of the fall semester and the start of the spring semester, when the parking lot will be mostly empty.
- When Steve walked the property he also noted several maintenance items, some of which we will discuss in our 2008 Budget discussions. However, we would like Equity to determine the costs to have the large wasp nets removed from the exterior of the several buildings so that can be done soon.
- We went over, in detail, the proposed 2008 Budget. It MSP, to accept the 2008 Budget as we completed it today and to present it to the owners at the annual meeting on September 1, 2007. This budget does not include any increase in dues, but we acknowledge that our estimates for legal and engineering fees may be off considerably, and may require either changes to the 2008 budget prior to the new

year (if we know about it before the end of this year) or dipping into the reserve fund if they are substantial next year.

- We received up-to-date financials from Equity.

Meeting adjourned by the chair at 1:00 P.M.

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Steve Wallin  
Secretary