

**Fox Run Condominium Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Dec 15<sup>th</sup>, 2007 @ 10:00 A.M.**

Board President Steve Wallin called the meeting to order at 10.05 a.m. The meeting location was at Equity Real Estate Office on Wellborn Road, College Station, , Texas.

- **Quorum** certified with directors Jesse Vasquez, Martin Reza, Tom Scullion and Steve Wallin. Fred Klein was absent, he notified the FRCOA the he could not attend. Kaye from Equity Real Estate, our management company, attended the meeting, as did the following FR owners Larry Knox and his wife and daughter (303), Susan Vasquez (1307). Thomas Gessner, from Gessner Engineer and Gaines West from West, Webb, Allbritton and Gentry P.C. also attended part of the meeting.
- **Acknowledgement of notice of meeting.** FRCOA Board of Directors Vasquez, Reza, Scullion, and Wallin verbally acknowledged receiving notice of the meeting.
- **Minutes.** The Nov 17<sup>th</sup>, 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, January 19<sup>th</sup>, 2008 at 10:00 AM at the offices of Equity Real Estate in College Station. However Secretary Scullion can not attend the meeting on the 19<sup>th</sup>, consideration will be given to moving the next meeting to Saturday Jan 12<sup>th</sup>.
- **Action items-**

Prior to discussing the action items the Directors met in closed door session with Mr Gaines West.

- **Action Item: “Foundation Issues”:**
- A motion was proposed for the Board to retain Mr Gaines West who is a partner in a local law firm, West, Webb, Allbritton and Gentry PC as our legal attorney. Mr West will represent us in potential upcoming legal action against Hi-Lo Developers and Mr Bill Hooper. To retain his services Mr West requested and initial retainer of \$10,000. This was discussed and approved unanimously by the Board.
- The board then discussed with Mr Gessner the need to do further investigations at Fox Run. This would involve;
  - Re-shooting levels inside the building 14, 15 and 5 to see if they are continuing to move. Gessner would be asked to compare new data against his existing profile information to see what has changed.
  - Provide a cost estimate for installing crack monitoring system
  - Provide a cost estimate for reviewing the French drains and recommendations on getting water away from the buildings.

Mr Gessner said he would prepare a quote for this work.

- **Action Item: “Parking Lot re-stripping Projects”** The board had earlier approved a modified bid from Service Maintenance of Brazos Valley, this work will be completed during the Christmas break.
- **Action Item: “Satellite Dish in unit 1105”.** For the time being the board decided to take no further action with regard to the dish.
- **Action Item: 2008 Equity Contract** Mr Wallin and Vasquez said they would work with Equity to revise the contract for 2008. This would include an agreement on the Equity Web site which is close to being completed.
- **“Bank Signature Cards”.** It was proposed that the following would have signature approval for both the operating and reserve accounts; President Wallin, Vice President Vasquez, Secretary Scullion or Keith Clements from Equity Real Estate. President

Wallin and Vice president Vasquez and Secretary Scullion re-signed the paperwork to get approval for the bank signature cards.

- Action Item “2008 budget” Updated budget information was provided by Equity. This included an updated cash flow statement for Nov 2007. One major item was the funds for legal fees. With Mr Kennedy’s withdrawal \$63,700 was returned to the Cash account resulting in a final balance of \$83,253. The Board reviewed these documents and no discrepancies were found.
  - Equity prepared estimates of the impact of raising the monthly dues from \$160 to \$180. In the proposed budgets the additional funds were largely to be used to cover possible legal costs (\$36,855) and Engineering Costs (\$10,000). These estimates were approved by the Board.
  - Action Item “Capital Improvements – Long Term budgeting Projects” This work is still under development by Equity, no progress was reported this period. Kaye reported that Keith and Debby were still working on the long range estimate and that a first version would be available next month.
  - Action Item “Rules Violations needing action”: Steve Wallin presented a revised set of Rules and Regulations for Fox Run. The Board discussed these at length. Major items include the addition/strengthening restrictions on barbeques and storage of flammable liquids on the premises. One small revision was suggested giving the owner 14 rather than 10 days to address violations. With the small change the new rules were approved unanimously by the Board.
  - Action Item Legal Advice on Bylaws and Rules: Steve Wallin reported that he had met with Sally Longroy of Carrington and Coleman Law Firm in Dallas and had received her recommendations on how to address the 10 questions he had posed regarding the FR By-laws, legal status, etc. Mr Wallin presented the Board with Ms Longroy’s correspondence and stated that he is happy with the deliverables. The Board approved the final bill of \$2,700 for these legal services.
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- **Other business.**
  - The pooper stations were not delivered to Equity as anticipated. The FRCOA will ask Fred Klein to check on their status.
  - Mr Scullion reported that he had met with a contractor (proposed by Equity, Mr Gonzales??) about replacing the sealant between the concrete slabs in the Fox Run complex. The contractors said he would send a quote for the work to Debby and Equity.
  - Mr Knox presented the board with three short handouts relating to a) Towing Incident involving his daughter’s car at FR, b) Vandalism of his daughter’s car at FR and c) the continuing saga of the 303 bunny. The vandalism has hopefully been resolved. The towing incident was discussed at some length. It resulted from his daughter’s spot being occupied and she had to park in another location. The owner of that location had her towed. The board discussed the towing options and the need to solutions such as FR hangtags showing unit numbers. No action was taken. On the bunny the board request that Mr Knox submit written petition for the Boards consideration covering why his daughter should be permitted to keep the bunny. Mr Knox agreed to do that.

Meeting adjourned by the chair at 12:40 P.M.

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Tom Scullion  
Secretary