

**Fox Run Condominium Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 19, 2007 @ 10:00 A.M.**

Board President Lou Bertoli called the meeting to order at 10:00 A.M. The meeting location was the offices of Equity Real Estate.

- **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 April 21, 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, June 16, 2007, at 10:00 AM at the offices of Equity Real Estate in College Station.
- **Action items-**
  - We discussed the status of the work being performed by Fox Run builder Bill Hopper, who was not present. It appears, based on our visual observations, that the work has been completed (with the exception of some irrigation system repairs) around Buildings 14 and 15. However, Bill did not attend this meeting to give a verbal report nor do we have a written report, which he promised us, from him yet.
  - Dr. George Richmond, MD, owner of unit 501, attended the meeting to discuss the foundation issues related to building 5. We advised Dr. Richmond that it is the Board's understanding that Bill Hopper is not currently planning to do any additional drainage work to building 5, as Bill feels the foundation issues were the result of vandalism (the pipes from the downspouts that evacuate the water away from the foundation had been disconnected by someone). Now that the downspout drainage issue has been fixed, Bill feels the foundation heaving should subside (again, this is our understanding of Bill's position, and Bill was unable to attend today's meeting). However, the Board is concerned that this may not be sufficient to fix the drainage issues and foundation issues on building 5. It was MSP, to obtain two estimates for repair and remediation of the building 5 foundation. If possible we would like to have these estimates ready for our consideration at our June 2007 meeting.
  - The Board requested that Equity check with Grassroots about how often our sprinkler systems are running around buildings 14 and 15. We understand we are trying to keep the new sod and landscaping wet until it gets established, but obviously we don't want to over-water around these two buildings.
  - Debby, our Equity representative, was unable to attend our meeting today. However, it is our understanding that she has a room reserved for the annual meeting. She also left our current financial statement and a current owners list for us.
  - Debby advised the Board, via email prior to our meeting, that our HOA insurance company will not renew the policy. She is working to obtain bids from other companies for our review at our June meeting.
  - We agreed to send out the next FRCOA Newsletter the first week of August.
  - Maintenance: the Board noted that there are several floodlights out and that the volleyball net has gone missing. Also, apparently the last storm blew out several

attic vent covers which need to be replaced ASAP. Steve will contact Debby to get these repairs underway, and to obtain a new volleyball net.

- We agreed to have Debby obtain a bid to install two additional floodlights, one on building 9 and one on building 10, so that the front doors our lighted at night. Steve will contact Debby about this.
- To date we have been unsuccessful in recruiting owners to volunteer for the Audit Committee for the annual audit. Jesse will contact a couple of owners to see if they will serve on this committee. However, if we cannot get anyone to serve, we will be forced to hire an accounting firm. This report is due at the annual meeting.

Meeting adjourned by the chair at 11:06 A.M.

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Steve Wallin  
Secretary