

Fox Run Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
July 21, 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 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 June 23, 2007, and the July 5, 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, August 18, 2007, at 10:00 AM at the offices of Equity Real Estate in College Station.
- **Action items-**
 - Building 5: Susan Hall, representing Dr. George Richmond, owner of unit 501, Kim McGilvray, unit 507 owner, Aaron Mathews, unit 502 owner and Tom and Penny Scullion, owners of unit 505 attended the meeting. Unfortunately, we did not have a representative from our management company, Equity Real Estate, here today to give us a report on Building 5. Also, no one from Gessner Engineering was able to attend the meeting either. We did, however, receive clarification from Gessner via email that a topographical study is required, and a bid for the work was attached.
 - It was MSP, to authorize \$1000 for the topographical study as requested by Gessner Engineering.
 - We advised the building 5 owners (those present at the meeting) that it is still the Boards understanding that the Fox Run builder, Bill Hopper, is not planning to do any drainage or other foundation related work to building 5. Mr. Hopper does still have employees working at Fox Run making repairs to other buildings, and that the owners need to make sure that Bill is aware of their repair needs. We also advised the owners that in addition to the FRCOA hiring Gessner Engineering to determine the causes of the problems at building 5, we have also retained legal counsel to assist the Association. Again, we also noted the extraordinary amount of rain this year is not helping the situation.
 - It was MSP, to spend up to \$1,500 to add one flood light each to buildings 9 and 10, and to fix any existing flood lights that are not working.
 - Steve walked the property both during the day on Friday and during the evening and noted many violations of the rules and regulations. Lou will send the list to Equity so that violation notices can be mailed to the owners. We agreed that if these violations persist we will start issuing fines. To that end, we agreed we need Equity to set up a file (spreadsheet?) to keep track of violations by each unit, so that we know if we have already warned the owner or not. This report would then be available for the monthly Board meetings. We discussed two violations in detail. Unit 303 has converted the patio to a rabbit run, by adding a fence in front of the patio. This violates rule 1.7 of the FRCOA Rules and Regulations that no animals are to be left outside unattended and anything other than a dog or cat must have prior approval of the FRCOA. It also violates Article 2.9 section d.9 of the FR

Declaration. We agreed that unit 303 has 30 days to clean it the patio and remove the fence, and they need to request permission to keep the rabbit on premises as required. Unit 1108 drilled holes in the exterior of the building (into the ceiling above their balcony) to install an outdoor porch swing. We agreed to have Equity have it removed and repaired and to send the bill to the owner.

- We again noted the serious problem of dog owners not “scooping the poop.” This problem has not improved and seems to be getting worse. We also understand the owner of the black lab is still letting the dog swim in the swimming pool. We discussed whether we need to outlaw dogs from the property, but tabled this discussion for a future meeting.
- 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 agreed to have copies of the FRCOA “rules” available for distribution at the annual owners meeting in September. We are not sure if new owners are receiving these documents at closing, which means they would be unaware of the rules, and would not be able to advise their tenants of the rules.
- We agreed to include a proposal to move the date of the annual owners meeting away from the three day weekend in September. Lou will work up the details and include this with the meeting notice and proxy statement.
- We received up-to-date financials from Equity, but tabled the 2008 Budget discussion until our August meeting so that we have time to review the financials.
- We received our new Fox Run stationary and envelopes from Ginny’s Printing.
- We agreed the next newsletter should go out in early August.

Meeting adjourned by the chair at 11:35 A.M.

Steve Wallin
Secretary