



## BOARD MEETING MINUTES

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### FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

THURSDAY, APRIL 10, 2025 AT 3:00 PM

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1. **Call to Order** The meeting was called to order by Cathy Jacquemin at 3:05 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Cathy Jacquemin, Alan Caniglia, and Chad Jewell. Also present was Katarina Bohlin of IMM.
3. **Approval of Prior Meeting Minutes (3/5/25)** Cathy motioned to approve the prior meeting minutes with Alan C. seconding, all were in favor.
4. **Financial Review** Katarina Bohlin presented the financial report, as of 2/28/25 the Operating account is \$72,614.17 and Reserves at \$115,997.34, for a cash total of \$188,611.51. Year to date the association is expense over income by 3k due to a timing variance for Missouri Heights Ditch fee.
5. **Discussion and Action Items:**
  - a. **Update on Construction for lot 8, 17, 21** Katarina presented that lot 8 was in the framing stage and Board member Alan F. recently walked the property with the owner and no issues to report. Lot 17 has not submitted a design review request, and lot 21 will be providing follow up scope work after meeting with the architect and is aware they will need to receive approval from the ARC before beginning work.
  - b. **Outdoor Services Thistle Spraying** Katarina reached out to Outdoor Services in which they mentioned they are no longer in business and have introduced us to their recommended vendor, Mountain Side Services. Chad would like to walk the property with the vendors. Katarina will coordinate a date with the vendor.
  - c. **Ditch Clean Up** Alan C. motioned to approve the 2025 summer landscaping contract, with Cathy seconding, all were in favor. Katarina will sign the bid and send it to the landscaper.
6. **Additional Business**
  - a. **Trash Reminder** Trash receptacles need to be taken out only on the day of pick-up. Monday morning for Mountain Waste pick-up and Wednesday morning for Waste Management pick-up. IMM will send out a reminder to the membership.



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- b. Schedule Next Meeting** The next meeting is scheduled for Wednesday, May 7<sup>th</sup>, at 3pm.
- 7. Executive Session** Cathy motioned to enter Executive Session at 3:22pm, seconded by Chad, and executive session began and was exited at 3:37pm.
- 8. Adjourn** Cathy motioned to adjourn, Chad seconded, and the meeting was adjourned at 3:37pm.
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*Executed by Integrated Mountain Management on behalf of the Fox Run Meadows Board of Directors.*

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