



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

THURSDAY, JULY 17, 2025 AT 3:00 PM

1. **Call to Order** The meeting was called to order by Cathy Jacquemin at 3:00 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Cathy Jacquemin, Alan Feldman, and Alan Caniglia. Also present were Bob Johnson and Katarina Bohlin of IMM.
3. **Approval of Prior Meeting Minutes (6/11/25)** Cathy motioned to approve the prior meeting minutes as amended, with Alan F. seconding, all were in favor.
4. **Financial Review** Bob Johnson presented the financial report, as of 5/31/25 the Operating account is \$28,362.44 and Reserves at \$142,048.84 for a cash total of \$170,411.28. Income is pacing up due to design review and interest income.
5. **Discussion and Action Items:**
 - a. **ARC Update** Katarina reviewed that lot 21 will be mailing a check for the architectural review fee. The owners will not begin construction until May 1, 2026, and will pay the deposit before starting the work. Lot 17 is aware they need to pay the construction deposit, which has not been received as of yet.
 - b. **Ditch Water leaks near 577 & 560** Cathy mentioned that both owners have been notified.
 - c. **HOA Landscape/Mowing Common Area & Cleaning Entrance** IMM will reach out to Junior to ask when the open field behind the ditch will be mowed and to have weeding of the entrance done.
 - d. **Water Tank Graffiti** IMM will continue to review barn owl camera footage for trespassing.
6. **Additional Business**
 - a. **Schedule Next Meeting** The next meeting is scheduled for Thursday, August 14th, at 3pm.
7. **Executive Session** Cathy motioned to enter into Executive Session, seconded by Libby. Executive Session was entered at 3:13pm.



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8. **Actions from Executive Session** None.
 9. **Adjourn** Alan F. motioned to adjourn, Cathy 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.

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com

Katarina Bohlin

Community Association Specialists

970-930-6203

katarina.bohlin@integratedmtn.com

