



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

WEDNESDAY, OCTOBER 15, 2025 AT 3:00 PM

APPROVED

1. **Call to Order** The meeting was called to order by Cathy Jacquemin at 3:01 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Cathy Jacquemin, Chad Jewell, Libby Nelson, Alan Feldman, and Alan Caniglia. Also present were Bob Johnson, Quenton Henry, and Brenda Rivas of IMM.
3. **Approval of Prior Meeting Minutes (09/17/25)** Cathy motioned to approve the prior meeting minutes, with Alan C. seconding, all were in favor.
4. **Financial Review** Bob Johnson presented the financial report, as of 8/31/25 the Operating account is \$3,092.41 and Reserves at \$152,988.09 for a cash total of \$156,080.50. Budget comparison report reflects that we are income over expense.
5. **Discussion and Action Items:**
 - a. **Water Operator Update:** Cathy reported on update provided by Roy, explaining procedure for locating new leaks. Cathy will reach out to Roy to request he be present at following meeting.
 - b. **Lot 17 Construction:** No updates were reported for Lot 17.
 - c. **System Leaks:** It was discussed to isolate the HOA mainline and test for leaks, owner leaks are owner responsibility to repair.
 - d. **Meter Reading Days:** Board members discussed importance of having consistency on meter reading days for most accurate readings. Current schedule is meter readings on the 1st of the month. On months when the 1st is on Saturday or Sunday, readings will be done on the following Monday.
6. **Additional Business**
 - a. **Schedule Next Meeting** The next meeting is scheduled for Wednesday, November 12th, at 3pm.
7. **Executive Session** None.
8. **Actions from Executive Session** None.
9. **Adjourn Meeting** was adjourned at 3:28 pm