



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Wednesday November 12, 2025 AT 3:00 PM Via Zoom

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 of IMM.
3. **Approval of Prior Meeting Minutes (10/15/2025):** Cathy motioned to approve the prior meeting minutes, with Alan C. seconding, all were in favor.
4. **Financial Review & Discussion of 2026 Budget:** Bob Johnson presented the financial report, as of 9/30/2025 the Operating account is \$12,701.30, Reserves at \$137,833.48, and Construction account of \$10,347.99, for a cash total of \$160,882.77. Budget comparison report reflects that we are income over expense which is a timing variance. 2026 Budget was reviewed showing an increase in water testing, fire hydrant maintenance, utilities. HOA annual dues increased to \$3,460 per unit in 2026. Alan Caniglia motioned to approve the 2026 budget, Alan Feldman seconding the motion. All were in favor.
5. **Discussion and Action Items:**
 - a. **Water Leak Update:** Cathy reported on work done by American Leak detection, explaining that no leaks were found at 451 and 435. Two leaks were found at the valve box by hydrant 5. Then, Cathy went on to explain that Pump House reconfiguring piping is starting next week. IMM to send out notice to owners to be conservative of water during this work.
6. **Additional Business:**
 - a. **Schedule Next Meeting** No board meeting is needed before the end of the year. Next board meeting will be scheduled at the beginning of 2026.
7. **Executive Session** Cathy made motion to go into executive session. Alan C seconded Cathy's motion. All in favor.
8. **Actions from Executive Session** None.
9. **Adjourn Meeting** was adjourned at 3:44 pm