



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Wednesday January 7, 2026 AT 3:00 PM Via Zoom

(APPROVED)

1. **Call to Order:** The meeting was called to order by Bob Johnson at 3:00 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 (11/12/2025):** 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 10/31/2025 the Operating account is \$9,739.31, Reserves at \$97,989.02, and Construction account of \$20,372.05 for a cash total of \$128,100.38. Budget comparison report reflects that contingency/projects line item is over budget because of the reconfiguration of the pump house expenses. The year-to-date expense over income is mostly attributed to the water expenses.
5. **Discussion and Action Items:**
 - a. **Water reduction usage report:** Cathy reported on the December water report which showed 23.22% of water loss in December. The two water leaks by hydrant 5 may contribute to this loss. Cathy said she would talk to Roy to see if the leak repair could be done as soon as possible or if it would need to wait until Spring. The board also discussed that there used to be a well meter that measured how much the well filled up but Chad said this meter broke. The board approved for Roy to move forward with getting a new well meter.
 - b. **Update on architectural review:** The board discussed updates to the approval letter drafted by the architect. Alan Feldman stated that he would send the corrected letter to the architect for distribution. The board also discussed that future approval letters should include a deadline to commence work or an overall expiration date. The Architectural Review Committee will draft a proposed amendment to the Rules and Regulations to establish a required start date following issuance of an approval letter. Cathy also requested that an Architectural Review update be added as a standing item on future board meeting agendas.
6. **Executive Session** Cathy made motion to go into executive session. Alan C seconded Cathy's motion. All in favor.
7. **Actions from Executive Session** None.
8. **Additional Business:**
 - a. **Schedule Next Meeting:** Next board meeting scheduled for February 10th at 3pm and then the following scheduled for March 10th at 3pm.
9. **Adjourn Meeting** was adjourned at 3:58pm