



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, February 10, 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, and Alan Caniglia. Also present were Bob Johnson, Quenton Henry of IMM.
3. **Approval of Prior Meeting Minutes (1/7/2025):** 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 12/31/2025 the Operating account is \$32,293.81, Reserves at \$68,178.95, and Construction account of \$20,419.62 for a cash total of \$120,892.38. Budget comparison report reflects that the year-to-date expense over income is mostly attributed to the water expenses.
5. **Discussion and Action Items:**
 - a. **Update on Dues:** Cathy inquired about the collection of annual dues for 2026. Bob Johnson confirms that three units have not yet paid, but that courtesy notices have been sent.
 - b. **Ditch Board Meeting Update:** Cathy provided an update on the annual ditch board / shareholder meeting. The ditch board expects very limited water, requiring tight coordination on calling for water. Chad to schedule ditch-cleaning equipment and let Cathy know when it is scheduled. Once Cathy knows date she will reach out to other ditch users regarding cost sharing and moving water into reservoir once conditions allow.
 - c. **Monthly Water Update:** Cathy explained that Roy and his team are now tracking the known water loss each month and is now a separate line item in the calculations. The current water-loss percentage is likely higher because it doesn't include the water that remains in the storage tank. Going forward, Roy's team will provide an equation to convert tank levels to gallons so Sam can record tank levels with production, include known water loss and all meter usage, and update the spreadsheet, which should lower the calculated loss from just under 10% to a more accurate 3-5%.
 - d. **Update on pump reconfiguration:** Roy had a meeting with Cathy and Quenton, and Cathy summarized the meeting explaining that the pump reconfiguration project is scheduled to begin in April. A completion date was not provided but will be estimated once the project is underway.
 - e. **Architectural Review Update:** IMM received question from lot 17 regarding what size and type of pipe should be used for water line. Cathy reported that Roy is involved with getting Lot 17 an answer and that SGM will be involved to verify the installation of the pipe is done with the correct size and materials.
6. **Executive Session:** None.
7. **Actions from Executive Session:** None.
8. **Additional Business:**
 - a. **Schedule Next Meeting:** Next board meeting scheduled for March 10th at 3pm and then following meeting is scheduled for April 14th at 3pm.
9. **Adjourn Meeting** was adjourned at 3:29pm