



## BOARD MEETING MINUTES

### FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Tuesday, March 10, 2026 AT 3:00 PM Via Zoom

(Approved)

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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, Libby Nelson, Alan Feldman, and Alan Caniglia. Also present were Bob Johnson, Quenton Henry of IMM.
3. **Approval of Prior Meeting Minutes (2/10/2026):** 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 1/31/2026 the Operating account is \$54,253.56, Reserves at \$68,265.02, and Construction account of \$30,456.05 for a cash total of \$152,974.63.
5. **Discussion and Action Items:**
  - a. **Pump House Update:** Cathy provided an update on the pump house, noting the reconfiguration project is expected to start in April. Alan C emphasized the importance of knowing the well depth to manage water usage effectively. Cathy reported that the well depth meter is planned to be installed with the reconfiguration project.
  - b. **Water Update:**
    - i. **Measurements:** The Board reviewed January and February water data and confirmed no homeowners exceeded their usage limits in the reviewed periods. One remote meter for one property was not working. IMM to contact owner to let them know they need to repair their meter. Cathy reported that a new water-balance equation has been developed and put into a spreadsheet for future use.
    - ii. **Ditch:** The Board anticipates very limited ditch water this year. Cathy explained that all ditch shareholders must call for water at the same time.
  - c. **Water Tank:** The board discussed that previous monthly water-loss calculations did not fully account for the water stored in the tank. Cathy explained that Sam now needs to record tank level along with the remote meter readings and well production.
  - d. **Architectural Review Update:** the board briefly discussed the Architectural Review Guidelines regarding the construction timelines. The board intends to review the language in the Architectural Review Guidelines, but no action was taken at this time.
6. **Executive Session:** None.
7. **Actions from Executive Session** None.
8. **Additional Business:**
  - a. **Schedule Next Meeting:** Next board meeting scheduled for April 14<sup>th</sup> at 3pm and then following meeting is scheduled for May 12<sup>th</sup> at 3pm.
9. **Adjourn Meeting** was adjourned at 3:42pm