



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Tuesday, May 12, 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, Libby Nelson, Chad Jewell, Alan Feldman, and Alan Caniglia. Also present were Bob Johnson, Quenton Henry of IMM.
3. **Approval of Prior Meeting Minutes (4/14/2026):** 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 3/31/2026 the Operating account is \$38,318.51, Reserves at \$68,393.31, and Construction account of \$30,488.22 for a cash total of \$137,225.10.
5. **Discussion and Action Items:**
 - a. **Backflow Testing:** IMM was directed to remind owners that passing backflow test reports must be submitted by August 1. IMM will follow up with owners whose tests show failed status to obtain corrected passing reports and forward them to accounting.
 - b. **Hydrant #5:** The Board discussed the Hydrant #5 repair status, including asphalt work and road base removal. The May 27 sanitation survey was also discussed.
 - c. **Basalt Water Conservancy:** IMM will contact Basalt Water Conservancy to clarify the recent rate/increase amounts and confirm the exact specifications and format required for the annual water flow survey before submitting data.
 - d. **Depth Gauge and Pump House Reconfiguration:** The Board discussed the well depth gauge and pump house reconfiguration. Parts are still on order. IMM will follow up with Roy for an ETA and status update.
 - e. **Lot 21 Tap Fee / Construction Status:** No tap fee payment had been received for Lot 21. IMM will contact the owner/developer to confirm tap fee payment status, deposit receipt, and whether construction will start as planned this spring.
 - f. **Barn Owl Camera:** The Board discussed the barn owl camera, which had fallen because of the high winds. IMM will verify the camera is operational and update the Board.
6. **Executive Session:** Cathy motioned to enter executive session. Alan C seconded, all were in favor and therefore entered executive session.
7. **Actions from Executive Session** IMM to contact Eagle County again regarding a recently constructed water feature in the community.
8. **Additional Business:**
 - a. **Schedule Next Meeting:** Next board meeting scheduled for June 16th at 3pm and then following meeting is scheduled for July 16th at 3pm.
9. **Adjourn Meeting** was adjourned at 3:25pm