



SPECIAL MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

July 8th, 2026 AT 4:00 PM Via Zoom

(Approved)

1. **Call to Order:** The meeting was called to order by Quenton Henry at 4:01 p.m.
2. **304 Fence Project:** The Board and Architectural Committee reviewed the fence installation at 304 Fox Run. The Architectural Committee reported that it had consulted with Confluence Architecture regarding applicable PUD requirements and determined that fences located within required setback areas are subject to a maximum height of 42 inches. The Committee further noted that the fence had not received final Architectural Committee approval prior to installation and that prior communications regarding partial approval had been provided to the property owner and builder. Based on its review, the Committee recommended that the owner submit a revised fence design for approval and either: (1) modify the existing fence to comply with the 42-inch height limitation, or (2) remove the installed fence and submit a new design for a taller fence located outside the applicable setback areas. This ACC determination was presented by Cheri Paxton and discussed during the meeting. Furthermore, Cheri reported that the properties in Fox Run that have wire fencing permanently installed behind their wood fences exceeding the height of the top rail need to be informed that the wire fence should be removed or height reduced to match top rail.
3. **Architectural Committee Update:** The Board discussed the composition of the Architectural Committee. Following discussion, Cathy made a motion to end Alan Feldman's appointment to the ACC and appoint Mary Bereska to serve on the Architectural Committee effective immediately, Alan Caniglia seconded the motion, all were in favor, so the motion passed. Chad nominated Cheri Paxton to be the chair of the ACC. The Board appointed Cheri Paxton as chair of the ACC.
4. **Adjourn Meeting** was adjourned at 5:07pm