



BOARD MEETING MINUTES

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

Monday, August 10th, 2026 AT 3:00 PM Via Zoom

(Draft / Unapproved)

1. **Call to Order:** The meeting was called to order by Quenton Henry at 3:02 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 Quenton Henry, Brenda Rivas, and Joseph Oates of Integrated Mountain Management.
3. **Homeowner's Open Forum** None
4. **Approval of Prior Meeting Minutes (7/15/2026):** Cathy motioned to approve the 7/15/2026 meeting minutes as amended, with Alan C. seconding, all were in favor.
5. **Discussion and Action Items:**
 - a. **Special assessment:** After reviewing the financials, the Board discussed a special assessment of \$4,136 due upon receipt, to fund the contingency projects of 2026, including the sanitation survey and pump house reconfiguration. Cathy motioned, seconded by Alan F. All were in favor.
 - b. **Backflow update / State compliance:** IMM presented an update of the backflows that have been received. It was decided that should inspections be needed to locate missing backflows, it will be an owner expense.
 - c. **Basalt water conservancy update:** There was no update, IMM will reach out again to receive clarification on logging responses on the website and other Board questions.
 - d. **Remote water meter readings:** Alan C. will draft communication to explain overage calculations on meter readings that were completed on August 3rd rather than August 1st.
 - e. **Water operator:** Cathy will send totals from two Saba Management that will be charged back to homeowners.
6. **Executive Session:** None
7. **Actions from Executive Session:** NA
8. **Additional Business:**
 - a. **Schedule Next Meeting:** Next board meeting scheduled for August 25th at 3:00 pm.
9. **Adjourn Meeting:** The meeting was adjourned at 3:38 pm.