

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY, APRIL 24, 2023, AT 5:00 PM AT THE COMMUNITY CLUBHOUSE LOCATED AT 2502 FERN LACY DRIVE IN SPRING, TEXAS 77388. NOTICE HERETO ATTACHED AS *EXHIBIT A*.

DIRECTORS PRESENT

Bob Pierce DeAnne Wilson – Absent
Jesse Edwards Lori Stouffer – Absent
David Kahn

IN ATTENDANCE

Nicole Ginardi, Managing Agent with Community Solutions.

OPEN SESSION

CALL TO ORDER & ADOPTION OF AGENDA

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 5:07 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from March 27, 2023 Board meeting were presented to the membership for review and approval. Upon a motion duly made, seconded and unanimously approved, the minutes were approved as presented.

FINANCIAL REPORT

The Board was presented with the February 28, 2023, financials for review. No questions/comments at this time.

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

The association opened an ICS account due to the FDIC limit funds overage to ensure all association funds are properly insured.

PARK/BABY POOL LIGHT

Ms. Ginardi advised the Board that the electrician advised that any modifications to the light will void the warranty, however, they are still looking for an option that will satisfy the owners and association.

POOL FENCE

Ms. Ginardi discussed with the Board the proposals submitted to add a fence extension to the top of the pool fence in an effort to deter the teens from jumping the fence will cost just as much to replace the entire fence in the amount of at least \$25,000.00. Bob Peirce advised he will seek an option and discuss it at the next Board meeting.

LANDSCAPE RETENTION WALL – HANNOVER ESTATES ENTRANCE

Ms. Ginardi advised there are a couple other landscape vendors assessing this area due to Monarch Landscaping, the vendor who holds the association landscape contract, does not do this type of work.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 5:28 p.m.

EXECUTIVE SESSION RECAP

The Board reviewed the three accounts for authorization to file a judicial lawsuit for non-payment of association annual assessments. The Board voted to proceed with the lawsuit.

APPROVED AS PRESENTED

Board of Directors

Date