

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, APRIL 25, 2022 AT 5:00 PM AT THE COMMUNITY CLUBHOUSE LOCATED AT 2502 FERN LACY DRIVE IN SPRING, TEXAS 77388. NOTICE HERETO ATTACHED AS *EXHIBIT A*.**

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**DIRECTORS PRESENT**

Bob Pierce  
David Kahn  
DeAnne Wilson  
Lori Stouffer

**IN ATTENDANCE**

Rachel Schmutz, 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 5:08 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

**HOMEOWNER FORUM**

There were no homeowners present.

**DISPOSITION OF MINUTES**

The minutes from the March 28, 2022 Board meeting were presented to the Board 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 March 31, 2022 financial report. The Board was advised that the total cash in the Operating accounts was \$327,658.70 and the Reserve account held \$91,270.60. The agent advised that the total accounts receivable was \$65,343.00 and that the Association was 90.56% collected for 2022. The Board inquired on the \$580.00 expense under Landscape Extras and requested the agent provide more information on it. The financial report is hereto attached as *Exhibit B*.

**BUSINESS**

**RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS**

There were no decisions to ratify.

**HOLIDAY DECORATION PROPOSALS**

The Board reviewed the revised proposal from Silversand Services. After review, a motion was made, seconded and carried to approve the two-year lease option in the amount of \$4,439.33.

**ARC COMMITTEE MEMBER APPOINTMENT**

The Board discussed the need to appoint three homeowners to the ARC Committee. Mrs. Wilson advised that two additional owners had volunteered as a response to the Facebook post to bring the total to four. The agent was instructed to email all four volunteers to ensure they are still interested and invite them to the next Board meeting.

**POOL HOUSE RESTROOM PARTITIONS**

The agent provided the Board with two proposals to replace the restroom partitions. After discussion, Mr. Pierce advised that he would send a contact for a construction company he works with that may be able to obtain the partitions at a better price.

**ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

**COMMON AREA LANDSCAPING**

Mr. Pierce advised that he met with Ryan Cowley with Monarch Landscaping and drove the community looking at areas that needed attention. Mr. Pierce provided the Board with proposals from Monarch

Landscaping to install seasonal color at the main entrances and to install shrubbery and flowers at the clubhouse. After review, the agent was instructed to request a discount on the seasonal color if the association changes it twice a year and request a reduction in the clubhouse improvements to \$3,500.00.

**CLUBHOUSE TRESPASSING AND VANDALISM**

Mrs. Wilson informed the Board that someone had entered the clubhouse and smoked in the restrooms. After discussion, the agent was instructed to obtain a proposal to install one camera inside the clubhouse to monitor both access points and one camera outside the side door. The Board also requested a proposal to install the keycard access control on the clubhouse doors.

**ACC APPLICATIONS**

There were no applications to review.

**SCHEDULING OF NEXT MEETING**

The next Board meeting was scheduled for April 28, 2022 at 5:00 p.m. at the community clubhouse.

**EXECUTIVE SESSION**

**COLLECTION ACCOUNTS**

The Board was presented with the delinquency report for review, as well as a list of 30 owners who had not responded to the certified 209 notice. A motion was made, seconded and carried to forward the accounts to the attorney if they had not made a payment nor payment arrangements with the Association.

**DEED RESTRICTIONS**

The Board was presented with the compliance report for review.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 6:16 p.m.

**APPROVED AS CORRECT**