

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON THURSDAY, APRIL 8, 2021 AT 5:30 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**

Jesse Edwards  
Bob Pierce  
Lori Stouffer  
David Kahn

**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 5:34 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 January 25, 2021 and March 22, 2021 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 preliminary March 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$263,266.43 and the Reserve account held \$139,565.56. The agent advised that the total accounts receivable was \$27,143.15 and that the Association was 90.5% collected for 2021.

The financial report is hereto attached as *Exhibit B*.

**BUSINESS**

**RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS**

There were no decisions to ratify.

**ORGANIZATION OF THE BOARD**

A nomination was made, seconded and approved to appoint officers as follows:

President – Bob Pierce  
Vice President – DeAnne Wilson  
Secretary – David Kahn  
Treasurer – Jesse Edwards  
Director at Large – Lori Stouffer

**POOL SLIDE GATE PROPOSAL**

The Board was advised that the proposal had not yet been received.

**POOL CAMERA PROPOSAL**

The Board was presented with three proposals for camera options at the pool as examples only. After discussion, the Board instructed the agent to obtain firm proposals for camera installation. A discussion was held regarding the extra game camera. The Board agreed to not install the camera at this time.

**POOL OPENING AND COVID RESTRICTIONS**

The Board discussed Covid restrictions to be in place for the upcoming swim season. After discussion, the Board agreed that the homeowners need to take their own precautions and the Association would not be enforcing any restrictions.

**POOL RULES MAILOUT APPROVAL**

The Board was presented with the pool rules and fob registration form to be mailed to all owners. The Board requested that instructions on how to operate the fob system be included with the information.

**DIRT BIKE AND ATV ACTIVITY**

The Board discussed the increase in ATV activity and the noise associated with it. The Board stated that the No Motorized Vehicles signage had been removed from the pipeline and detention areas. The Board instructed the agent to contact law enforcement to patrol the area.

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

The Board discussed the mailbox clusters and the issues with getting the USPS to replace the mailboxes. The agent advised that they contacted USPS and have a service request number for the damage. The Board instructed the agent to have Prepared Publications post the information on the website and to eblast the Board's Facebook page information to the homeowners.

**ACC APPLICATIONS**

The Board was presented with a list of ACC applications that had been processed.

**SCHEDULING OF NEXT MEETING**

The next meeting was scheduled for May 24, 2021 at 5:00 p.m. at the community clubhouse.

**EXECUTIVE SESSION**

**COLLECTION ACCOUNTS**

The Board was presented with the delinquency report for review. A motion was made, seconded and carried to send 43 collection accounts to the attorney for a legal demand.

**DEED RESTRICTIONS**

The Board was presented with the compliance report for review. The agent was instructed to cite dead palm trees, but to allow more time for homeowners to replace dead shrubbery.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 6:37 p.m.

**APPROVED AS CORRECT**