

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, AUGUST 22, 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*.

DIRECTORS PRESENT

Bob Pierce Lori Stouffer
David Kahn Jesse Edwards
DeAnne Wilson

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 5:01 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

HOMEOWNER FORUM

Homeowners present reported concerns of the pool cleaning. Ms. Ginardi advised of daily pool cleaning and would relay the concerns to pool management. There is also a need to replace a pool motor that could be the cause of the concerns the homeowners have reported. The Board also request Ms. Ginardi to resend the pool sand replacement quote for review.

DISPOSITION OF MINUTES

The minutes from the July 25, 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 July 31, 2022, financial report. The Board was advised that the total cash in the Operating accounts was \$234,046.48 and the Reserve account held \$111,903.62. The agent advised that the total accounts receivable was \$37,915.68. The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

2021 LEGISLATIVE SESSION POLICIES FOR VOTE

- SWIMMING POOL ENCLOSURE
- LARGE CONTRACT BID SOLICITATION
- SECURITY MEASURES
- RELIGIOUS DISPLAY
- DEED RESTRICTION VIOLATION HEARING
- ACC DENIAL LETTER & APPEAL HEARING

Ms. Ginardi reviewed each policy prepared by the association attorney. The Board voted to adopt each policy presented.

POOL SLIDE & POOL MOTOR REPLACEMENT

The Board discussed possibly removing the pool slide due to safety concerns it is currently presenting. Ms. Ginardi will obtain bids for removal and review at the next Board meeting. The Board also reviewed the bid submitted by American Pool to replace the pool motor at a cost of \$1067.20. The Board unanimously approved the bid submitted.

ARC COMMITTEE UPDATES & MEMBER APPOINTMENT

The committee approved a pending ACC for a backyard patio installation.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

No new matters at this time.

2023 BUDGET

Ms. Ginardi request the Board to submit any “wish list” items to her to ensure they are added to the 2023 budget preliminary budget.

BOARD DISCUSSION

The Board had a brief discussion of the need for new flooring on the community clubhouse.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for September 26, 2022, at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review. No further decisions needed at this time.

DEED RESTRICTIONS

The Board was presented with the compliance report for review. There are three accounts the Board voted to send over to legal counsel for further enforcement. Those account numbers are 23439, 23500, and 26276.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 5:56 p.m.

APPROVED AS CORRECT