

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, AUGUST 23, 2021 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  
Jesse Edwards  
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 5:07 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 July 19, 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 July 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$196,308.68 and the Reserve account held \$139,635.55. The agent advised that the total accounts receivable was \$46,197.32 and that the Association was 96.31% collected for 2021. The financial report is hereto attached as *Exhibit B*.

The Board was presented with the preliminary 2022 budget for review. A discussion was held regarding projects that may be completed in 2022 which included replacement of the clubhouse ac unit, reroofing of the pavilion at the park, replacing the restroom partitions, installing pet waste stations, and possibly replacing the wooden fencing at the monument on Spring Stuebner with a composite material similar to Trex or Simtek.

**BUSINESS**

**RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS**

The Board ratified the decision to approve the irrigation repairs proposal from Monarch Landscaping in the amount of \$2,830.02.

**POOL FURNITURE REPLACEMENT DISCUSSION**

The Board was presented with pictures and pricing of commercial pool furniture currently on clearance through Lowes, as well as a cash flow report showing the Association's current financial position through year end. After discussion, the agent was instructed to purchase 36 chairs, 8 tables and 2 chaise loungers for a total of \$4,128.29. The Board agreed to donate the current pool furniture to homeowners in the community.

**LITTLE FREE LIBRARY DISCUSSION**

The Board reviewed a homeowners request to install a Little Free Library within the community. After discussion, the Board agreed to allow DeAnne Wilson to request approval from the Girl Scouts to have a girl scout member construct the library as an achievement award.

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

The Board discussed a homeowners request to have a butterfly garden near the clubhouse. After discussion, the Board agreed to allow the garden along the backside of the clubhouse, where landscaping was just removed since the area was already covered by irrigation.

Mr. Edwards advised the agent that the shrubbery at the bridge on Hannover Way was overgrowing the bridge railing and columns. He requested it be trimmed back. Mr. Pierce requested that the landscapers relocate the boulders by the pool fence into landscaping beds through out the community since the original beds no longer existed.

The agent was advised that the seat on the see-saw at the main playground was broken and in need of repair.

The Board requested that the monuments be power washed and the letters repainted.

**ACC APPLICATIONS**

The Board was provided a report of all ACC's processed in June and July 2021. The Board was also presented with an ACC from the owner of account 24883 to remove the two large pine trees that were causing foundation damage due to their location and install shrubbery, up lights, solar landscape lights and seasonal color in the flower beds. After review, the Board approved the application.

**SCHEDULING OF NEXT MEETING**

The next meeting was scheduled for August 23, 2021 at 5:00 p.m. at the community clubhouse.

**EXECUTIVE SESSION**

**COLLECTION ACCOUNTS**

The Board was presented with the delinquency report for review.

**DEED RESTRICTIONS**

The Board was not presented with the compliance report for review as the inspection was in process. The agent advised that they would email the report to the Board once complete.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 6:28 p.m.

**APPROVED AS CORRECT**