

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY, AUGUST 28, 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 Lori Stouffer – Absent
DeAnne Wilson Jesse Edwards
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 5:01 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from July 24, 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 July 31, 2023, financials for review. No questions at this time.

POOL CONTRACT

Ms. Ginardi reviewed the pool management contract proposals and the Board voted on Aquatic Advisors to finish out the 2023 year and will revisit January 2024.

COMMUNITY CENTER UPGRADES/REPAIRS

The Board collectively reviewed the proposals obtained from JRD Construction and Marquee Management Services. The Board would like the companies to combine some of the projects as one project. No final decision has been made and will be reviewed again the next Board meeting.

PENDING REC CENTER PROJECTS

Ms. Ginardi reviewed the pending project proposals between Jr. D Construction and Marquee Property Services. The Board considered the rebid of Marquee for a lowers cost and voted on Marquee Property Services to complete the projects.

2024 BUDGET ITEMS

The Board advised management they would like to see an increase in maintenance line items in order to complete the clubhouse flooring, pool fence and landscape management changes. These line items will be reviewed at the budget meeting.

COMMUNITY EVENTS

The Board has planned a National Night Out/Fall Festival event for October 9, 2023. Announcements will be posted.

ACC UPDATES

No updates at this time.

RATIFICATIONS

Ms. Ginardi advised the Board approved a proposal for new pool furniture and approved a new camera install to cover more of the front of the clubhouse and parking lot area.

HOMEOWNER FORUM

No questions/concerns at this time.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 6:04 p.m.

EXECUTIVE SESSION RECAP

The Board discussed sending one final certified demand letter for delinquent accounts and waive balances \$30 and under.

APPROVED AS PRESENTED

Board of Directors

Date