

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY FEBRUARY 26, 2024, 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                      Lori Stouffer – Absent  
DeAnne Wilson David Kahn  
Jesse Edwards

**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 5:30 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

**DISPOSITION OF MINUTES**

The January 22, 2024 Board meeting minutes were reviewed and approved as presented.

**FINANCIAL REPORT**

The Board was presented with the January 31, 2024, financials for review. Total operating balance is \$333,748.21, total reserves are \$195,496.08. No questions at this time.

**COLLECTIONS**

Ms. Ginardi presented the Board with the delinquency report as of the date of the meeting of the unpaid 2024 annual assessments. The Board agreed to only send one delinquency notice per the 209 Texas Property Code and any account not paid in full or entered into a payment agreement with the association will be reviewed/turned over to the attorney office for collection enforcement.

**2024 POOL AGREEMENT & POOL PARTIES**

Ms. Ginardi advised the Board that currently the association is not allowing pool parties. However, now that there will be lifeguards during the weekends and holidays, the Board agreed to allow Aquatic Advisors to manage pool party requests. A pool party request may be granted provided that; the party host understands they cannot close pool to reserve as a private party, cannot host a party without the adequate number of lifeguards present and cannot reserve a pool party on weekends/holidays due to high volume of attendance. These terms may be evaluated and adjusted as needed or deemed necessary.

**OTHER MATTERS**

- The Board approved the irrigation repair estimate of \$5,519.00 per irrigation inspection.
- Easter weekend clubhouse rentals denied for that weekend.
- Review landscape inspection and issue letters on yards that are severely overgrown for the time being to allow yards to recover from last summer drought damage.

**ACC UPDATES**

No updates at this time.

**HOMEOWNER FORUM**

No questions/concerns at this time.

**ADJOURNMENT**

There being no further discussion the meeting was adjourned at 5:42 p.m.

**EXECUTIVE SESSION RECAP**

The executive session started promptly at 5:00 PM prior to the open Board meeting to allow Board members to review confidential matters due to the annual meeting being held immediately after the open session. Ms. Ginardi reviewed a request from an owner to allow their ADA compliance commercial vehicle.

**APPROVED AS PRESENTED**

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Board of Directors

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Date