

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JANUARY 17, 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*.**

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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 5:03 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 November 15, 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 December 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$203,106.21 and the Reserve account held \$139,723.38. The agent advised that the total accounts receivable was \$45,310.26 and that the Association was 97.86% collected for 2021. The financial report is hereto attached as *Exhibit B*.

The Board discussed operating expenses that needed to be reimbursed by the reserve account and instructed the agent to reimburse the operating account from the reserve account in the amount of \$27,100.04 for 2021 expenses.

**BUSINESS**

**RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS**

The Board ratified the decision to install a liquid chlorine tank, chemical feeder and automated chemical controller at the pool in the amount of \$8,561.98.

**CLUBHOUSE AND GAZEBO REROOFING PROJECT**

Mr. Pierce provided the Board with a contract to reroof the clubhouse and gazebo with Barkwood 30 year GAF/Timberline shingles in the amount of \$36,822.00. After discussion on the labor warranty of 2 years, the Board accepted the contract.

**2022 MOSQUITO SPRAYING CONTRACT RENEWAL**

The Board was presented with the 3 year contract renewal from Northwest Pest Patrol for \$73.67 per spraying. After review and discussion on the GPS logs of their routes, the Board approved the contract renewal.

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

**POOL CHLORINATOR PROPOSAL & DISCUSSION**

The agent was advised that the mailbox clusters on Hannover Way were possibly vandalized again.

Mr. Edwards advised the Board that the cost to power wash the additional pillars came in at \$1,650.00. The Board approved the proposal.

The Board discussed the gate at the bridge and instructed the agent to reiterate to the landscapers that they need to pin the gate closed and if they continue to fail to do so, a padlock will be installed.

The Board discussed the holiday decorations and agreed to solicit bids for a professional company to install them.

The agent was instructed to contact the utility company and have the conduit buried that runs along the fence line behind the homes that back to Spring Stuebner.

The agent was instructed to request that the MUD repaint the fire hydrants in the community.

### **ACC APPLICATIONS**

There were no applications to review.

### **SCHEDULING OF NEXT MEETING**

The next meeting is the Annual Meeting of the Members and is scheduled for February 28, 2022 at 7:00 p.m. at the community clubhouse. The Board was presented with the notice for mailing and an informational insert. Mrs. Wilson stated she would provide information on a possible summer event to be included on the insert. The Board also requested that a Precinct 4 Constable be in attendance at the meeting.

The next Board meeting was scheduled for March 28, 2022 at 5:00 p.m. at the community clubhouse.

### **EXECUTIVE SESSION**

#### **COLLECTION ACCOUNTS**

The Board was presented with the delinquency report for review. The Board inquired on the most recent legal status report and requested it be emailed to them.

#### **DEED RESTRICTIONS**

The Board was presented with the compliance report for review. A discussion was held regarding an ongoing deed restriction violation issue for account 23279. After review, a motion was made, seconded and carried to issue a denial letter on the shed height, but not request removal of the shed. The Board was presented with four violations that had not been cured after the expiration of the time allotted. The Board agreed to hold on the mildew and palm tree violations until March for a final demand letter to be sent and spring weather to allow homeowners to clean the siding.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 6:11 p.m.

### **APPROVED AS CORRECT**