

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY JANUARY 22, 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 5:01 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

**DISPOSITION OF MINUTES**

There are NO meeting minutes from November 20, 2023, scheduled meeting due to the meeting not having quorum and being canceled. No meeting was held for the remainder of the 2023 fiscal year.

**FINANCIAL REPORT**

The Board was presented with the December 31, 2023, financials for review. Total operating balance is \$218,686.25, total reserves are \$193,340.65. No questions at this time.

**YEAR-END REVIEW**

Ms. Ginardi presented the Board with the delinquency report for the year end. The account receivables for 2023 alone is \$10,281.80; however, the account receivables for 2017 through 2023 is \$45,728.22.

**2024 ANNUAL MEETING**

Ms. Ginardi and the Board discussed the running candidates, so far there are two, one homeowner and one incumbent Board member who is re-running. The date is set for February 26, 2024. The Board will host their monthly Board meeting prior to the annual meeting. Notices will be mailed out no later than January 31, 2024.

**COLLECTIONS 2024 ANNUAL ASSESSMENT**

Ms. Ginardi advised the Board the association is roughly 62% collected for the 2024 annual assessments. The Board advised Ms. Ginardi that management should not send reminder notices but rather send the 209 certified notices one time and any account not paid should be reviewed for attorney turnover.

**EASEMENT**

Ms. Ginardi and the Board discussed the easement located directly behind the homes on Hannover Ridge. After further investigation on the HCAD website, it was determined the easement belongs to Hanover Estates LTD which is an entity of the original development of the association. The developer never deeded the easement over to the association and therefore is not the responsibility of the HOA.

**LANDSCAPE ESTIMATES – KIDDIE MULCH**

Ms. Ginardi reviewed the proposals provided by the landscape management company; Superior

Lawncare and McKenna Contracting, the playground supply company. After reviewing the proposals the Board unanimously approved the proposal for McKenna Contracting. The cost breakdown is as follows.

*Superior Lawncare - \$7,919.57 – 118 yards of mulch total*

*McKenna Contracting - \$6,844 – 118 yards of mulch – an additional \$1500 for swing mats and power washing of playground equipment.*

Overall, there is a cost difference of \$424.43 more that includes additional playground materials and power washing.

**2024 POOL CONTRACT RENEWAL**

Ms. Ginardi reviewed the renewal of the pool contract for 2024. The proposal includes 2 lifeguards for weekends and holidays. The total annual contract is \$24,012.18. The Board unanimously approved the pool contract for 2024 with Aquatic Advisors.

**OTHER MATTERS**

No other matters at this time.

**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 5:45 p.m.

**EXECUTIVE SESSION RECAP**

Ms. Ginardi reviewed a request for waiver of fees. The circumstances of the homeowners account and other factors presented, the Board unanimously agreed to settle the account for the proposed amount and waive a small portion of those fees from the owners account.

**APPROVED AS PRESENTED**

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Board of Directors

\_\_\_\_\_  
Date