

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JANUARY 23, 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
David Kahn
Jesse Edwards
DeAnne Wilson
Lori Stouffer

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.

HOMEOWNER FORUM

There were no homeowners present.

DISPOSITION OF MINUTES

The minutes from the November 28, 2022 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, 2022 financial report. The Board was advised that the total cash in the Operating accounts was \$227,600.73 and the Reserve account held \$137,787.47. The agent advised that the total accounts receivable was \$31,229.61. The financial report is hereto attached as *Exhibit B*.

The Board discussed the variance for common area electricity vs streetlight. Ms. Ginardi advised she would look further into and advise the Board via email.

BUSINESS

ANNUAL MEETING UPDATE

Ms. Ginardi advised the Board there has not been any interest in candidacy for the upcoming annual meeting thus far. Proxies and notices will be mailed on the first of the month.

PRECINCT 3 PETITION UPDATE

Ms. Ginardi advised the Board there are not yet enough signatures for the petition and advised the Board and membership present to speak to their neighbors if they have not already done so as well as obtain signatures at the upcoming annual meeting.

POOL AREA LIGHTING PROPOSAL

Ms. Ginardi provided and reviewed a proposal submitted by Red Nova in the amount of \$6,670.00. The Board advised management to obtain one additional bid for comparison and will make a final decision via email.

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 27, 2023, at 7:00 p.m. at the community clubhouse. The Board was presented with the notice for mailing and an informational insert.

ADJOURNMENT

There being no further business, the open portion of the meeting was adjourned at approximately 5:32 p.m.

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 23793. After review, a motion was made, seconded and carried to turn the account over to the association attorney for deed restriction enforcement

The board discussed account number 23593 at the owners request to waive an attorney fee assessed on the account from the 2022 assessment year. The Board reviewed the owner's grievance and voted unanimously NOT to waive the hard cost from the owner's account.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:15 p.m.

APPROVED AS PRESENTED

Board of Directors

Date