

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JANUARY 25, 2021 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

Charlie Maxwell
DeAnne Wilson
Greg Studdard
Jesse Edwards
Bob Pierce

IN ATTENDANCE

Mr. Runge, owner of account 23750; 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 5:00 p.m. The agenda was adopted as presented. Charlie Maxwell, President, presided over the meeting and the Managing Agent recorded the minutes.

HOMEOWNER FORUM

The owner of Account 23750 attended the meeting and requested an update on the fence installation request. The Board offered to install a wrought iron fence to signify the end of his property and the beginning of the reserve and to prevent balls from hitting the home. The owner was advised that this would be a one-time installation and the Association would not maintain nor repair the fence in the future. The fence would become part of his property and his responsibility to maintain. After discussion, Mr. Runge agreed to the offer.

DISPOSITION OF MINUTES

The minutes from the November 23, 2020 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 preliminary December 31, 2020 financial report. The Board was advised that the total cash in the Operating accounts was \$135,848.84 and the Reserve account held \$139,484.22. The agent advised that the total accounts receivable was \$35,313.10 and that the Association was 97.64% collected for 2020.

The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

The Board ratified the decision to restripe the pool parking lot and to repaint the mailbox cluster bases only.

HANNOVER VALLEY COURT COMMON AREA RESERVE DISCUSSION

The Board instructed the agent to draft an agreement between the Association and the homeowner for the installation and maintenance of a wrought iron fence installed on the property line, install costs to be that of the Association, and the ongoing, future repair, maintenance and replacement costs to be that of the homeowner.

2021 MOSQUITO CONTROL PROPOSALS REVIEW

The Board was presented with two proposals for mosquito control. After review, the Board approved the proposal from Northwest Pest Patrol from March through October to spray once per week at the rate of \$69.50 plus tax per spraying.

RESERVE STUDY PROPOSALS REVIEW

The Board was presented with two proposals to complete a full reserve study. After review, the Board approved the proposal from Association Reserves in the amount of \$2,900.00 for a full reserve study with site visit.

POOL SLIDE GATE PROPOSAL

The Board discussed the need to block access to the slide to enable the pool to be open in the off season as swim at your own risk. The agent provided one proposal from McKenna Construction, but agreed to contact Iron Works for an additional bid.

POOL ACCESS CONTROL PROPOSAL

The Board was presented with a proposal from BLTI to install a DSX access control system at the pool for key fob access. After discussion, the Board approved the proposal in the amount of \$5,928.00 to be paid from the reserve account.

2021 POOL CONTRACT OPTIONS REVIEW

The agent presented the Board with three contract options for review. After discussion, the Board agreed to open the pool as Swim at Your Own Risk (SAYOR) from March 1 through October 31 with lifeguards on Friday, Saturday and Sunday to allow the use of the slide. The contract with American Pool in the amount of \$32,275.00, reflecting this decision, was signed.

POOL REPLASTER PROPOSAL

The Board was presented with a proposal from American Pool to replaster the pool in the amount of \$21,421.98 to be paid from the reserve account. The Board agreed to keep the lane tiles.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The agent was advised that the dead-end barricade at the end of Fern Lacy Drive was down and the street sign at Fern Lacy Drive and Hannover Ridge was missing.

The Board discussed the donation boxes that were placed at Hannover Woods and FM 2920 and instructed the agent to contact the companies and request they be removed.

The agent advised the Board that Landscape Reserve C behind Hannover Pines Drive was owned by the association and not deeded to the individual owners and needed maintenance. The Board agreed to have a 3-foot pass cleared along the fence-line and the reserve added to the maintenance contract for as-needed mowing.

ACC APPLICATIONS

The Board was presented with a list of ACC applications that had been processed.

SCHEDULING OF NEXT MEETING

The next meeting was the Annual Meeting and was scheduled for February 22, 2021 at 7:00 p.m. at the community clubhouse. The agent was instructed to send an e-blast reminding of the annual and requesting owners bring their own chair in the event capacity limits are reached and the meeting is held outside.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review.

DEED RESTRICTIONS

The Board was presented with the compliance report for review. The agent also presented the 209 notice and pictures of violations that remained after expiration of the notice. The following decisions were made:

- Account 23247 – forward to the attorney for the debris and miscellaneous items violation;
- Account 23717 – forward to the attorney for the commercial vehicle and trailer violations.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:30 p.m.

APPROVED AS CORRECT