

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JULY 19, 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

Bob Pierce
David Kahn
Jesse Edwards
DeAnne Wilson

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 5:01 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

HOMEOWNER FORUM

The owners of Account 23695 attended the meeting and requested information on the number of non-related persons that can occupy a residence. They informed the board of a possible multi-family situation at a neighboring home.

DISPOSITION OF MINUTES

The minutes from the June 28, 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 preliminary June 30, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$209,031.65 and the Reserve account held \$139,617.76. The agent advised that the total accounts receivable was \$50,600.65 and that the Association was 95.77% collected for 2021.

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

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

ENTRANCE LANDSCAPING PROPOSALS

The Board reviewed a proposal from Monarch Landscaping to refresh the entrances and the clubhouse landscaping. After discussion, the Board approved the proposal in the amount of \$13,969.17.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The agent presented the Board with a picture of the fence behind the monument at Spring Stuebner that was in need of repair. Mr. Pierce suggested that the Board look into replacing the wood fence with either a cast stone or brick fence in the future. In the meantime, the agent was instructed to have the broken pickets replaced.

The Board was presented with the engagement letter from Canady & Canady for \$650.00 to complete and file the 2020 tax returns. The Board instructed the agent to obtain a price from another CPA to complete the return cheaper.

Mrs. Wilson advised the Board that Aztec Fire Extinguisher inspections were scheduled for Monday, July 26, 2021.

The Board discussed the pool procedures and agreed that they did not want safety breaks, but did want the adult swims called each hour. The Board walked the pool facility and compiled a list of maintenance items that need to be addressed, which included power washing of the pool decking, slide stairs and buildings, deep cleaning the restrooms, removing the emergency exit sign from the rear fence gate, pricing the replacement of the restroom partitions, pricing the replacement of the pool furniture, pricing repainting of the posts and cleaning the rust from the slide poles and shade cover poles.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for August 23, 2021 at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review.

DEED RESTRICTIONS

The Board was not presented with the compliance report for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:19 p.m.

APPROVED AS CORRECT