

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY, JULY 24, 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 Lori Stouffer
DeAnne Wilson Jesse Edwards
David Kahn

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 5:05 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from June 24, 2023, Board meeting were presented to the membership 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 June 30, 2023, financials for review. The common area electricity expense has almost a 9K variance. Management will have the accounting team look into this as it may only be a coding error.

PARK/BABY POOL LIGHT

Ms. Ginardi advised the Board that the light directional shade should be installed and ready to be turned on within the next couple of weeks.

COMMUNITY CENTER UPGRADES/REPAIRS

The Board collectively reviewed the proposals obtained from JRD Construction and Marquee Management Services. The Board would like the companies to combine some of the projects as one project. No final decision has been made and will be reviewed again the next Board meeting.

2024 BUDGET ITEMS

The Board advised management to include pool furniture, pool awning, pool fence replacement with extensions to the 2024 preliminary budget.

COMMUNITY EVENTS

The Board advises they are planning a National Night Out event. More to come as its finalized.

ACC UPDATES

ACC committee reviewed the pending ACC request for a window unit. The committee discussed this along with the Board and have decided to allow for the summer months/or 6 months and must be removed once that time expires.

HOMEOWNER FORUM

The membership had questions about the Meadowhill MUD removing the recycling program from their services. The Board advised this was out of their control and to contact the MUD directly.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 6:03 p.m.

EXECUTIVE SESSION RECAP

The Board discussed three accounts for DRV enforcement. Thos accounts include two homes that have dead palm fronds and one account with a trailer in the driveway. These accounts will be sent over to the attorney for enforcement. No other matters were discussed at this time.

APPROVED AS PRESENTED

Board of Directors

Date