

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JULY 25, 2022, 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
David Kahn Jesse Edwards
DeAnne Wilson

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

Homeowners present reported several deed restriction violations throughout the community. Ms. Ginardi advised of the process currently being followed in accordance with the Texas property code. Mr. Pierce also gave a summary as how the Board also enforces action. There was also a concern of the number of teens under the age of 18 in the pool supervising smaller children and the disregard for pool rules. The membership also discussed ways the association could obtain further homeowner participation in Board meetings and the annual meeting. The membership asked if it was possible for the Board to add a dog park to the community. The Board advised they would look at the budget and a location.

DISPOSITION OF MINUTES

The minutes from the June 27, 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 June 30, 2022, financial report. The Board was advised that the total cash in the Operating accounts was \$267,121.32 and the Reserve account held \$106,732.75. The agent advised that the total accounts receivable was \$39,435.44. The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

ARC COMMITTEE UPDATES & MEMBER APPOINTMENT

The newly appointed ACC committee presented the Board with their decision on a pending ACC application. Ms. Ginardi advised she would get back with the owner and advise them of the decision made. The committee also addressed concerns of a committee member who has not contacted management or the committee members and requested that member be excused from the committee and the Board appoint a placement. The Board granted the committees requested and appointed Christopher Inlow to the ACC committee. There was also a request to extend the ACC committee from 3 members to 5. The Board also agreed.

ACC APPLICATIONS

There are no pending ACC applications.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

POOL TRASH CAN CLEANING SERVICE

The Board agreed to engage in a quarterly agreement with Blazing Bins LLC to perform trash can cleaning. Total of \$40.50 each quarter.

2023 BUDGET

The Board advised Ms. Ginardi to add include the restroom stall replacements in the 2023 budget. The Board advised MS. Ginardi to consult with Rachel Schmutz on previous items given to her for the 2023 budget.

BOARD DISCUSSION

Ms. Ginardi advised the Board of the changes in the 2021 legislative session and advised the Board to have their attorney prepare the ix (6) policies needed to coincide with the new changes. The Board agreed and Ms. Ginardi will consult legal counsel.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for August 22, 2022, at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review. No further decisions needed at this time.

DEED RESTRICTIONS

The Board was presented with the compliance report for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:18 p.m.

APPROVED AS CORRECT