

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY, JUNE 26, 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 - absent
DeAnne Wilson Jesse Edwards - absent
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 5:03 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from May 22, 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 May 31, 2023, financials for review. No questions at this time.

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.

POOL CONTRACT & REPAIRS

Bob Peirce advised the contract should be placed on hold until we have a full Board present to review. Ms. Ginardi was provided with a list of repairs needed and requested to obtain proposals for Board review. The Board also reviewed a legal opinion on the requirements for lifeguards. Per the HOA attorney Texas law does not require lifeguards to be present at HOA pools.

POOL RULES EVALUATION

Ms. Ginardi and the Board reviewed the current pool rules. A decision was made to adjust the age limit from 12 years old permitted without adult supervision to no one under the age of 18 permitted without adult supervision. Adult swim from 6AM to 8 AM was also granted. A new pool rules sign will also be ordered and installed.

COMMUNITY EVENTS

Ms. Ginardi asked the Board if there are any community events planned. Item was tabled for now.

ACC UPDATES

No ACC updates at this time; however, committeeman Paul Juarez questioned the allowance of chickens/rabbits. Ms. Ginardi advised that is not permitted and requested that he send an email to management with an address.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 6:15 p.m.

EXECUTIVE SESSION RECAP

The Board discussed an account currently at the attorney office for a deed restriction regarding a commercial vehicle. The Board also reviewed the managers' reports and no further action needed at this time. The Board approved another to be removed from the attorney office for deed restriction violation now that it's been resolved and waive attorney fees from the date of correction thereafter.

APPROVED AS PRESENTED

Board of Directors

Date