

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JUNE 27, 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

Rachel Schmutz, Managing Agent with Community Solutions.
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 5:04 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

HOMEOWNER FORUM

Homeowners present inquired about what could be done with the number of rental homes within the community as there are concerns of these tenants not following the deed restrictions. Ms. Schmutz advised while the association could not restrict rentals, the deed restrictions are being enforced with the tenants as well as the owners.

DISPOSITION OF MINUTES

The minutes from the April 25, 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 May 31, 2022, financial report. The Board was advised that the total cash in the Operating accounts was \$293,358.57 and the Reserve account held \$101,578.20. The agent advised that the total accounts receivable was \$42,847.00 and that the Association was 95.18% collected for 2022. The Board inquired of the over budget total expense for Ground Maintenance. Ms. Schmutz advised this was due to the irrigation repairs made year to date. 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 MEMBER APPOINTMENT

The Board introduced the volunteers present who are interested in being on the ARC committee. Upon a motion duly made, seconded, and unanimously approved, the Board appointed the following homeowner volunteers to the ARC committee: Joan King, Paul Juarez, and Shane Young.

FENCE REPAIRS (FERN LACY DR. & SPRING STUEBNER)

The Board has previously reviewed two (2) proposals for fence repairs. The Board has agreed to obtain a third from ACE Fence before deciding. Bob Peirce advised he will reach out to the vendor. This topic will be revisited at the July Board meeting.

CLUBHOUSE CAMERA INSTALLATION

The agent provided the Board with a proposal from RNE (Red Nova Energy) in the amount of \$1,650.00 to install 2 new cameras inside of the clubhouse. Upon a motion duly made, seconded, and unanimously approved, the proposal was approved as presented.

CLUBHOUSE KEYLESS ACCESS CONTROL

The agent provided the Board with a proposal from McDowell Fire and Security in the amount of \$2,229.95 to install a keyless access system for the clubhouse. A motion duly made, seconded, and unanimously approved; the proposal was approved as presented.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

POOL SLIDE – WEIGHT

The Board collectively discussed the need for a weight limit sign to be added to the pool slide. Ms. Ginardi advised she would reach out to a McKenna Contracting Inc. to obtain the weight limit per the manufacturer of the existing slide.

2023 BUDGET

Ms. Schmutz advised the Board to start preparing a list of items that will need to be added, increased, or reduced for the 2023 annual budget as that will be a topic of discussion at next months meeting.

HANNOVER WOODS ENTRY LANDSCAPE

The agent provided the Board with a proposal from Monarch Landscape in the amount of \$1,152.96 to install 50 one-gallon Society Garlic and mulch at the entrance of Hannover Woods. Upon a motion duly made, seconded, and unanimously approved, the proposal was approved as presented.

ACC APPLICATIONS

Account number 23785 submitted an ACC application for various yard art items including a bench and water fountain to be reviewed by the ARC committee. Ms. Ginardi will follow up with the ARC committee.

BOARD DISCUSSION

The Board collectively discussed reviewing the cameras to ensure the lifeguards attendance when they are scheduled to be on-site. The Board also discussed allowing adults in the pool during “safety breaks”

DeAnne Wilson also discussed she is still working with the Girl Scout troop on the Little Free Library project at the clubhouse.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for July 25, 2022, at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review. Ms. Ginardi presented the Board with the authorization to file a lawsuit for judicial foreclosure for non-payment of annual assessment for account number 23719. A motion was made, seconded, and carried to proceed with the lawsuit for judicial foreclosure.

DEED RESTRICTIONS

The Board was presented with the compliance report for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:22 p.m.

APPROVED AS CORRECT