

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, JUNE 28, 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
Lori Stouffer
David Kahn
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

There were no homeowners present.

DISPOSITION OF MINUTES

The minutes from the May 24, 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 May 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$238,406.51 and the Reserve account held \$139,600.55. The agent advised that the total accounts receivable was \$50,751.33 and that the Association was 95.54% 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.

POOL MAINTENANCE DISCUSSION

A brief discussion was held regarding the pool company and current issues being experienced. After discussion, the Board agreed to keep the current vendor.

LIFE GUARD STAND PROPOSALS/DISCUSSIONS

The Board was presented with three options for portable lifeguard stands. After review, the Board approved the purchase of two 1-step lifeguard chairs for \$564.99 each.

CAUSE SPECIFIC SIGNAGE

The Board discussed the cause specific signage that was still being placed in homeowner front yards and on common area. The agent was instructed to send the appropriate letters to relocate the signs to the main flowerbed against the home and not more than 6 feet from the front of the home.

ENTRANCE LANDSCAPING PROPOSALS

The Board reviewed a proposal from Monarch Landscaping to refresh the entrances and the clubhouse landscaping. After discussion, the Board requested that the budget be set at approximately \$14,000.00.

The Board also agreed to have turf installed in the esplanade at Hannover Estates Drive between the clusters of crepe myrtle trees, to leave the esplanade tip between the boulder and the curb empty and to provide a few other color options on plant material.

The Board walked the perimeter of the clubhouse and agreed to have the dead shrub/trees removed and replaced with three matching crepe myrtle trees. They requested the area with the stump be ground and resodded. The roses on the west side of the building be relocated to the Fern Lacy Drive entrance and shrubs and monkey grass be installed. The Board also agreed to add one oleander and shrubs to the back of the clubhouse along the pool fence.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The agent was advised that the monument and lights along Hannover Estates Drive were out.

The Board was advised of an issue with children at the pool and that the agent was able to identify the pool fobs number used to gain access. The agent advised that they would send a letter to the homeowner advising of the issues and stating that pool fobs would be turned off for rules violations.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for July 19, 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 along with pictures of two violations that remained after the correction period in the demand letter. After review, the Board approved the following:

- Account 23575 – forward the account to the attorney for the RV;
- Account 23628 – forward the account to the attorney for the fence replacement.

ADJOURNMENT

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

APPROVED AS CORRECT