

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY March 25, 2024, 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 David Kahn
Jesse Edwards

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 February 26, 2024, Board meeting minutes were reviewed and approved as presented.

FINANCIAL REPORT

The Board was presented with the February 29, 2024, financials for review. Total operating balance is \$311,364.49, total reserves are \$197,648.15. The Board has questions about the landscape contract and the maintenance repairs GL codes due to high variance. Ms. Ginardi advised she would look into it and get back with the Board via email.

BOARD POSITIONS

Ms. Ginardi advised the Board they should vote on Board titles now that they have had the annual meeting. The Board agreed to keep their current titles and no changes were necessary.

POOL VANDALISM

Ms. Ginardi advised the membership present at the meeting of the recent vandalism at the pool restrooms. All of the enforceable action has been taken within the association's ability.

2920 MED DEV PARTNERS LLC – LAND DEVELOPMENT BEHIND PEPPERBERRY TRAIL

Ms. Ginardi advised the Board and the membership present at the meeting of land development located directly behind Pepperberry Trail. There will be single family homes built, with road access opening at Pepperberry Trail and Hannover Way. Additional updates will be made as more information is made available.

OTHER MATTERS

- The Board approved rust removal and pressure washing of the pool deck. Two bids approved \$1150 & \$800 – total of \$1950.
- Sunday clubhouse rentals reservations are now open
- Board request a bid to install timer locks on the pool restrooms
- Board request re-bid on pool fencing with top extenders
- Clubhouse entrance landscape beds have mulch washing out, advise Superior Lawn Care
- Home on Ligustrum Flower has an 18-wheeler parked in the driveway

- Board voted Lori Stouffer off of the Board. She missed several consecutive meetings, she has not sold her home and has moved out of the Hannover Forest community. Appointment of her position will take place at the next meeting.
- Board request a community wide e-blast go out to the community about yard maintenance enforcement starting May 1st

ACC UPDATES

Joan King has resigned from her position on the ACC committee. The board will seek a replacement.

HOMEOWNER FORUM

Due to the recent law enforcement raid on a home on Hannover Valley Ct, a homeowner was curious as to what the HOA can do to minimize rentals in the community. Ms. Ginardi advised that there is nothing the HOA to prevent rentals within the community.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 5:46 p.m.

EXECUTIVE SESSION RECAP

The executive session started immediately after the open session adjourned. The Board reviewed delinquent accounts to turn them over to the HOA attorney for collection enforcement. Any account that has a balance over \$500 and is not on a payment plan will be referred over to the HOA attorney. There are a total of 17 accounts pending to be turned over. The Board would also like a conversation with the inspector to advise expectations of deed restriction enforcement.

APPROVED AS PRESENTED

Board of Directors

Date