

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, MARCH 28, 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
David Kahn
Jesse Edwards
DeAnne Wilson
Lori Stouffer

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 5:10 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 January 17, 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 February 28, 2022 financial report. The Board was advised that the total cash in the Operating accounts was \$331,564.98 and the Reserve account held \$86,11680. The agent advised that the total accounts receivable was \$90,875.94 and that the Association was 84.52% collected for 2022. The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

HOLIDAY DECORATION PROPOSALS

The Board discussed the holiday decoration proposals and instructed the agent to have GFCI outlets installed at the monuments on Fern Lacy Drive and Spring Steubner. The Board also requested that Silversand Services revise their proposal to include lit decorated garland across the top of the monuments at Fern Lacy Drive and Spring Steubner, white lights across the front of the clubhouse, sprays on the columns at the clubhouse, sprays on the pillars at both Hannover Forest and Hannover Woods entrances without power, and a spray on the middle esplanade column on Hannover Estates and FM 2920.

ARC COMMITTEE MEMBER APPOINTMENT

The Board was presented with the volunteer sign up sheet from the Annual meeting where two homeowners had volunteered for the committee. The Board agreed to post the information on the Facebook page and the community website.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

GAZEBO AND PLAYGROUND POWER WASHING

Mr. Edwards provided the Board with a proposal from Blazing Bins to power wash the gazebo, the playground, the surrounding decorative rock wall, the parking lot and sidewalks for \$2,600.00. After review, the Board approved the proposal.

Mr. Edwards advised that the restroom lights at the pool had been left on multiple times since the pool opened. The agent was instructed to have motion sensor lights installed in both restrooms.

The agent was instructed to obtain proposals to replace the restroom partitions.

The agent provided the Board with a copy of the HCAD map for the parcel of land behind Hannover Ridge Drive. A discussion was held regarding the need to mow along the fencelines of the properties. The Board agreed that the work was not included in the landscape maintenance contract because the land was not owned by the HOA.

ACC APPLICATIONS

There were no applications to review.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for April 28, 2022 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 presented with the compliance report for review. A discussion was held regarding an ongoing deed restriction violation issues for accounts 23180 and 23280. After discussion, the Board instructed the agent to send a 10 day self help demand letter to trim the trees to not obstruct sight lines.

The Board was presented with two violations that remained after the expiration of the cure period. After review, the agent was instructed to take the following action:

- Account 23590 – close the violation. The vehicle is operable.
- Account 23259 – approve the brown garage door on behalf of the homeowner.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:01 p.m.

APPROVED AS CORRECT