

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY, MAY 23, 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 DeAnne Wilson
Jesse Edwards Lori Stouffer
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 5:01 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from April 24, 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 April 30, 2023, financials for review. The Board questioned the electric common area utility variance. Ms. Ginardi advised she will have this looked into further and will get back to the Board via email.

PARK/BABY POOL LIGHT

Ms. Ginardi advised the Board that the electrician advised that any modifications to the light will void the warranty. The Board agreed to proceed with the estimate for the directional shade.

POOL FENCE

Bob Peirce advised he has not made progress for fence options. The Board agreed to table this topic until a later date.

LANDSCAPE RETENTION WALL – HANNOVER ESTATES ENTRANCE

Ms. Ginardi advised there are no updates other than waiting on the estimate for the repairs. The Board advised they are not looking to completely re-do the wall but rather replace the fallen bricks.

OTHER MATTERS BROUGHT BEFORE THE BOARD

Ms. Ginardi advised the Board of a resident who is requesting that their amenity access be reinstated. The Board discussed that since the child of the home is still violating community and pool rules, their amenity access will continue to be revoked. However, the board will review the access at the beginning of the 2024 year.

The Board also advised Ms. Ginardi to do a complete audit of the pool fobs at the end of the peak pool season.

LANDSCAPE WARRANTY PLANT REPLACEMENT

Bob Peirce advised the Board he spoke to Monarch Landscaping about the pending warranty replacement and agreed to pay for half of the total cost of the replacements. During the discussion Bob received an email with the estate for replacement in the amount of \$1,320.40. The Board unanimously approved.

ACC UPDATES

A resident located on Pepperberry Trail spoke with the Board about the various decorative objects in his yard and the account currently being at the attorney office for enforcement. The Board advised the owner they would discuss his account further in the executive session and would get back to him.

A homeowner who lives on Pepperberry Trail spoke to the Board about her pending ACC request. Ms. Ginardi advised the owner as soon as the ACC committee renders their decision, she will advise the owner.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 5:28 p.m.

EXECUTIVE SESSION RECAP

The Board continued their discussion of the ACC request brought to their attention during the open session. Ms. Ginardi will advise the resident of the Boards compromise/decision.

APPROVED AS PRESENTED

Board of Directors

Date