

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, MAY 24, 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

Jesse Edwards
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 5:04 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 April 8, 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 April 30, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$266,077.42 and the Reserve account held \$139,582.76. The agent advised that the total accounts receivable was \$57,445.89 and that the Association was 93.38% 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 CAMERA PROPOSAL

The Board was presented with a proposal from Red Nova for cameras at the pool. After discussion, the Board approved the proposal in the amount of \$4,236.38.

POOL OPENING UPDATE

The Board discussed the opening of the pool and were advised that the gates on the slide openings needed to be modified as they could be lifted out of their hinges, even when locked. Mrs. Stouffer reached out to a homeowner who agreed to look at the gates to see if they could extend the pegs on the hinges to keep them from being lifted.

POOL PARTY RULES

The Board discussed pool parties with the extended season. After discussion, the Board agreed to allow pool parties, but homeowner cannot close the pool to other swimmers. The Board was also advised that once the lifeguard contract ended for the summer and the pool converts to SAYOR, American Pool stops overseeing the pool parties and cannot provide lifeguards. The Board agreed that the homeowners would have to obtain their own lifeguards if they plan on having a pool party.

CAUSE SPECIFIC SIGNAGE

The Board discussed the increase in cause specific signage that was being placed in homeowner front yards and on common area. The agent advised that the landscapers had been instructed to remove any bandit signs from common area on every visit. The Board

ENTRANCE LANDSCAPING

The Board discussed the need to refresh the entrances after the loss of the majority of the shrubbery from the freeze. The Board agreed to focus on the entrance at Spring Stuebner, the entrance at Hannover Estates Drive and at the rec center.

The Board also discussed the area surrounding the bridge on Hannover Way and its need to be cleaned up, dead branches removed and shrubs trimmed evenly. The Board instructed the agent to obtain a price to install four crepe myrtles along the bridge so they are symmetrical with two on each side. The Board advised that the crepe myrtles used to be evenly spaced, but a couple died and were not replaced in years passed.

The agent was also advised that the gates on the bridge are always open. The agent stated that they would contact the landscapers to ensure the gates are closed after each visit.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The Board discussed the detention pond on Hannover Forest and requested the agent submit a formal request to Spring West MUD to remove and replace the metal edging along the walking path as it is rusted and has sharp edges.

ACC APPLICATIONS

The Board was presented with a list of ACC applications that had been processed.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for June 28, 2021 at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review. A motion was made, seconded and carried to send 24 collection accounts to the attorney for a legal demand and to proceed with filing the lawsuit on 3 accounts that still owed 2020 and 2021 assessments.

DEED RESTRICTIONS

The Board was not presented with the compliance report for review due to the constant recent rains. The Board did discuss the painting of garage doors in a faux wood or darker brown color. The Board stated they would approve the color with ARC submission. They also stated they would not approve the garage doors with windows.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:29 p.m.

APPROVED AS CORRECT

Board of Directors

Date