

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, NOVEMBER 15, 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
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 5:01 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 October 25, 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 October 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$131,370.33 and the Reserve account held \$139,688.36. The agent advised that the total accounts receivable was \$44,584.65 and that the Association was 96.96% collected for 2021. The Board requested the general ledger be emailed to them. The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

CLUBHOUSE AND GAZEBO REROOFING LOAN OPTION

The Board discussed the need to reroof the clubhouse and gazebo and reviewed the StoneCastle proposal presented at the prior meeting. The Board inquired on the cost for the metal roofing and if that cost included a colored roof material or galvanized steel. The Board agreed that they would prefer a dark bronze color roofing. The Board also inquired on the timeframe for completion of the project should they choose to go with StoneCastle. The agent was instructed to find out how long the proposal was valid.

The Board was presented with information regarding a loan for the roofing project. After review, the Board agreed that 5 years at 3.85% interest would be best and the agent was instructed to inquire on prepayment penalties.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

POOL CHLORINATOR PROPOSAL & DISCUSSION

The Board was presented with an email from American Pools regarding the extreme price increase for chlorine tablets and pricing for liquid chlorine systems. The Board instructed the agent to find out which size storage tank the pool company recommended, where the liquid chlorine is stored, what hazards would the Association be exposed to by storing liquid chlorine onsite and if they could provide a

brochure on the system. The Board also requested that a rep from American Pools attend the next meeting to discuss in more detail.

Mr. Pierce advised that the overgrown weeds/trees on the pipeline that were pushing against a homeowners fence had been cleared back, but it appeared the larger tree/weed was still present and needed to be removed. Mr. Pierce stated he would provide a price to remove the tree.

Mrs. Stouffer advised that the monument light on the west side of the Hannover Woods entrance is out. The agent advised they would have all the monument lights checked.

Mr. Kahn requested an update on the Little Library project. Mrs. Wilson stated that the girl scouts were in process of having the project approved by the counsel.

Mr. Edwards advised the Board that the monuments had been power washed and he would be hanging the holiday decorations in the upcoming week. Mrs. Stouffer requested the additional pillars at the Hannover Estates entrance be power washed as well. Mr. Edwards advised that a cap stone was loose on the east side monument at Spring Stuebner.

The Board discussed the shrub installation on Spring Stuebner project and requested the new shrubs be planted four feet off the fence line. The Board also inquired on the regular mowing of the reserve at the entrance and requested the landscapers complete it more often.

ACC APPLICATIONS

There were no applications to review.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for January 17, 2022 at 5:00 p.m. at the community clubhouse. The annual meeting was scheduled for February 28, 2022 with sign in at 6:30 pm and the meeting at 7:00 pm. The Board instructed the agent to review past Annual meeting minutes and confirm term expirations.

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 issue for account 23788. After review, a motion was made, seconded and carried to forward the violation to the attorney for a legal demand.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:00 p.m.

APPROVED AS CORRECT