

**THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, NOVEMBER 28, AT 5:00 PM AT THE COMMUNITY CLUBHOUSE LOCATED AT 2502 FERN LACY DRIVE IN SPRING, TEXAS 77388. NOTICE HERETO ATTACHED AS *EXHIBIT A*.**

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**DIRECTORS PRESENT**

Bob Pierce                      Lori Stouffer – Absent  
Jesse Edwards                 David Kahn – Absent  
DeAnne Wilson

**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 5:17 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

**HOMEOWNER FORUM**

No homeowner questions at this time.

**DISPOSITION OF MINUTES**

The minutes from the October 24, 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 October 31, 2022, financial report. The Board was advised that the total cash in the Operating accounts of \$169,366.56 and the Reserve account held \$127,432.65. The agent advised that the total accounts receivable. The total liabilities and equity \$333,855.39 The financial report is hereto attached as *Exhibit B*.

**BUSINESS**

**RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS**

There were no decisions to ratify.

**POOL MANAGEMENT PROPOSALS**

Ms. Ginardi reviewed the three (3) pool management proposals with the Board. The Board decided to stay with the SAYOR and not have lifeguards now that the pool slides have been removed. The Board ultimately decided to not change pool management companies and renew a one (1) year contract with American Pool.

**LANDSCAPE MANAGEMENT PROPOSALS**

Ms. Ginardi reviewed the three (3) landscape management proposals with the Board. After careful review and consideration, the Board agreed to not change landscape management companies and renew with Monarch Landscape for one (1) year.

**CLUBHOUSE HVAC REPLACEMENT PROPOSALS**

Ms. Ginardi reviewed the three (3) proposals obtained to replace the HVAC system in the clubhouse. The Board has tabled this topic until a fourth proposal is obtained for cost comparison. The Board agreed to vote on the matter via email and not hold off the project if a fourth is obtained prior to the next Board meeting.

**ARC COMMITTEE UPDATES & MEMBER APPOINTMENT**

No discussion at this time.

**ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

Ms. Ginardi reviewed the following matters with the Board.

- Monarch landscape – Proposal to repair irrigation at Hannover Way damaged by the MUD repair cost \$2,754.31 – approved

**BOARD DISCUSSION**

The Board discussed and agreed to close account 23788 currently at the attorney office now that the owner is in compliance.

**SCHEDULING OF NEXT MEETING**

The next Board meeting was scheduled for January 23, 2022, at 5:00 p.m. at the community clubhouse.

**EXECUTIVE SESSION**

**COLLECTION ACCOUNTS**

The Board was presented with the delinquency and attorney status reports for review. Accounts 23506 and 23619, currently with the attorney, have been authorized to file foreclosure lawsuits.

**DEED RESTRICTIONS**

The Board was presented with the compliance report for review. No further action and discussion at this time.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 5:50 p.m.

**APPROVED AS CORRECT**

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Board of Directors

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Date