

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY OCTOBER 16, 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 Lori Stouffer – Absent
DeAnne Wilson David Kahn
Jesse Edwards

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 October 3, 2023 rescheduled September 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 September 30, 2023, financials for review. No questions at this time.

LANDSCAPE CONTRACT REVIEW

Ms. Ginardi presented the Board with the landscape contract bids. After review and discussion, the Board decided to terminate the landscape contract with Monarch Landscaping and award the annual contract to Superior Lawn Care.

2024 BUDGET

The Board collectively reviewed the proposed budget and all adjustments made during the October 3, 2023 meeting. An increase of annual assessments of 7%. Upon a motion duly made, seconded and unanimously approved, the 2024 annual budget was approved.

OTHER MATTERS

Board member DeAnne Wilson inquired about the holiday décor contract and when that contract expires. Ms. Ginardi advised the Board the contract ends this year and bidding should take place for the 2024 holiday season.

A request to adjust the exit button for the community pool should be made because there has been instances where residents can place their arm through the gate to open the pool gate without utilizing their pool fob.

A Spring 2024 playground inspection needs to be scheduled.

ACC UPDATES

No updates at this time.

HOMEOWNER FORUM

No questions/concerns at this time.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 6:00 p.m.

EXECUTIVE SESSION RECAP

No accounts were reviewed at this time.

APPROVED AS PRESENTED