

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, OCTOBER 25, 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

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 5:03 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 September 27, 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 September 30, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$144,745.67 and the Reserve account held \$139,670.56. The agent advised that the total accounts receivable was \$43,249.43 and that the Association was 96.94% 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.

2022 POOL MANAGEMENT CONTRACT

The Board was presented with an updated pool management contract for 2022 with lifeguards Friday, Saturday and Sunday from Memorial Day to Labor Day and the pool remaining open under SAYOR year round. After review, a motion was made, seconded and carried to approve the contract in the amount of \$34,200.00. The Board instructed the agent to ensure the pool company cleans the restrooms on each visit and removes trash from the decking. The Board would like to back charge the vendor if these tasks are not completed.

CLUBHOUSE AND GAZEBO REROOFING PROPOSALS

The Board was presented with a proposal to reroof the clubhouse and gazebo with composition asphalt shingles in the amount of \$39,360.00. The Board was also provide a proposal to use standing seam metal roofing, with a much longer life expectancy, at the cost of \$106,800.00. The Board agreed that although the standing seam roof was 2.5 times the cost, the life years were far greater than the asphalt shingle roofing. The agent was instructed to inquire about financing the reroofing cost of \$106,800.00 with a \$25,000.00 down payment. Mr. Piece advised that he would submit a proposal for the two options as well. The agent advised they would review the records to see if construction plans for the rec center were provided by the prior agent.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The Board was advised of an area of overgrown weeds/trees on the pipeline that were pushing against a homeowners fence. Mr. Pierce agreed to walk the area with the agent to come up with a plan to correct it. The Board discussed the low spots on the pipeline and the need to install No Motorized Vehicle signs at each entry point. The agent was instructed to obtain pricing for the signage.

ACC APPLICATIONS

The Board was presented with an ACC application to replace a wooden gate with a wrought iron gate on account 23808. After review, the Board approved the application.

The agent provided the Board with a section from the Declaration giving the Board the power to promulgate an outline of minimum acceptable construction standards and minimum guidelines for architectural control, as well as a few examples of ACC Guidelines from other communities. The Board agreed to review the guidelines and try to come up with a more detailed set of guidelines reflective of the Hannover Forest community. The agent agreed to email the guidelines to the Board.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for November 15, 2021 at 5:00 p.m. at the community clubhouse.

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 where an owner was allowing trash, debris and pet waste to be washed into the storm sewer. The agent advised that they would reach out to Harris County Environmental Crimes and see if any action can be taken on their part.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:09 p.m.

APPROVED AS CORRECT