

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON TUESDAY OCTOBER 3, 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 – Absent
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 5:02 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The minutes from August 28, 2023, 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 August 31, 2023, financials for review. No questions at this time.

PENDING REC CENTER UPGRADES/REPAIRS

Ms. Ginardi advised the Board the community pool partitions; painting and pressure washing has been completed. Jessie Edwards advised the Board that all is well, and everything appears to be to standard.

PRELIMINARY 2024 BUDGET

The Board collectively reviewed the proposed budget. The Board discussed possibly increasing the landscape contract line item and reducing the reserve contribution line item in order to obtain a new landscape contract and not increase annual assessments. Ms. Ginardi will make adjustments and the Board will review at the next monthly meeting. The Board approved a management fee increase of 5%. The Board is also requesting cost for a gate attendant for 2024 pool season.

COMMUNITY EVENTS

The Board has planned a National Night Out/Fall Festival event for October 9, 2023. Announcements have been posted, all is set and ready to go.

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 6:04 p.m.

EXECUTIVE SESSION RECAP

Collection Accounts Account 23788 – Homeowner request to waive fees, Board approved to waive finance and late fees in good faith the owner will adhere to their payment plan. Fees are to be waived at the end of their payment plan fulfillment.

Deed Restrictions Account 26276 Trailer Board approved to send to attorney for enforcement.

Account 23525 Multiple Issues – Board approve to send to attorney for enforcement.

Account 23365 Truck (backyard) – Board agreed to first send the owner a certified letter advising of the fence needing to be repaired and then monitor the truck in the backyard.
Account 23812 Playset – no action monitor for now.

APPROVED AS PRESENTED