

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, AUGUST 22, 2022, 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
David Kahn Jesse Edwards
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 5:02 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

HOMEOWNER FORUM

Homeowners present reported the community pool has been in better shape since the repairs were made. There was a safety concern of the pool slide and suggestion of it being removed. The Board advised the pool slide will be removed.

DISPOSITION OF MINUTES

The minutes from the August 22, 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 August 31, 2022, financial report. The Board was advised that the total cash in the Operating accounts was \$212,030.50 and the Reserve account held \$117,078.82. The agent advised that the total accounts receivable was \$370,883.76. The financial report is hereto attached as *Exhibit B*.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

COMMERCIAL TRUCKS SIGNAGE

Ms. Ginardi reviewed the information provided by Harris County Precinct 3 in order to have “No Commercial Trucks” signage put up in the community and have the constables enforce the no parking ordinance. The Board agreed to obtaining signature as well as homeowners who were present.

POOL SLIDE REMOVAL

The Board discussed and reviewed proposals to remove the pool slide. The Board approved Joseph Leija cost to remove the pool contingent on Ms. Ginardi ability to negotiate the cost lower.

2023 ANNUAL BUDGET AND ASSESSMENT RATE

The Board reviewed the 2023 proposed budget and made suggestions to change a few line items to Ms. Ginardi requesting to have the proposed budget updated for review at the October Board meeting. The Board request to see a proposed budget of an annual assessment increase of 2.3%.

ARC COMMITTEE UPDATES & MEMBER APPOINTMENT

The committee approved a pending ACC for a backyard patio installation.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

Board member Jesse Edwards provided a proposal from Blazin' Bins to clean the awning over the baby pool in the amount of \$225.00. the Board approved. Ms. Ginardi reviewed landscape proposals provided by Monarch Landscaping for irrigation repairs and landscape replacements for a total of \$3,242.08. The Board also request an explanation from Monarch as to why these landscape replacements were not observed in past landscape inspections performed by Monarch.

BOARD DISCUSSION

The Board had a brief discussion of the need for new flooring on the community clubhouse.

SCHEDULING OF NEXT MEETING

The next Board meeting was scheduled for October 24, 2022, at 5:00 p.m. at the community clubhouse.

EXECUTIVE SESSION

COLLECTION ACCOUNTS

The Board was presented with the delinquency report for review. No further decisions needed at this time.

DEED RESTRICTIONS

The Board was presented with the compliance report for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:06 p.m.

APPROVED