

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON MONDAY, SEPTEMBER 27, 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
Lori Stouffer

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 5:06 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 August 23, 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 August 31, 2021 financial report. The Board was advised that the total cash in the Operating accounts was \$175,154.39 and the Reserve account held \$139,653.34. The agent advised that the total accounts receivable was \$44,821.09 and that the Association was 96.64% collected for 2021. The financial report is hereto attached as *Exhibit B*.

The Board was presented with the preliminary 2022 budget for review. A discussion was held regarding each line item. The Board agreed to increase the holiday decorations budget due to the loss of decorations from the freeze and water damage. The Board agreed to open the pool year round as SAYOR and keep lifeguards Fridays, Saturdays and Sundays from Memorial Day to Labor Day.

After review, a motion was made, seconded and carried to set the 2022 assessment rate at \$435.00 per lot. The budget was adopted as amended.

BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN BOARD MEETINGS

There were no decisions to ratify.

SPRING STUEBNER LANDSCAPE IMPROVEMENTS PROPOSAL

The Board was presented with a proposal to install wax leaf ligustrums in the reserve on Spring Stuebner. After review, the Board requested the proposal be revised to include 15 gallon ligustrums on 5 foot spacing.

FALL GARAGE SALE DATE

The Board discussed the upcoming Garage Sale and advised the agent that the garage sales are held the first Saturday in April and October with the second Saturday being the rain make up days.

WINTER HOLIDAY EVENT DISCUSSION

Mrs. Wilson advised the Board that the Holiday Event was scheduled for the second Sunday in December from 2:00 p.m. to 4:00 p.m. She also advised that she would be reaching out to the Santa vendor to see if they would be participating this year.

ANY OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The Board discussed the pool furniture and that the rubber tips were already coming off the chairs and there were rust spots developing on some. The Board agreed to stack the majority of the furniture under the cover and only leave a few pieces out for use.

Mr. Edwards advised the Board that the restroom partitions were separating and would need to be replaced in the near future. In the meantime, Mr. Edwards stated he would attempt to clamp and glue the laminate covers back to the partitions.

The Board discussed the comments/questions on the community Facebook page regarding the new management company. The agent stated they would have Prepared Publications send an eblast out to the owners with the contact information for Community Solutions.

Mr. Kahn inquired on the status of the Free Little Library Project. Mrs. Wilson advised that three Girl Scouts had submitted for approval of the project to include a small library for children, a taller library for adults and bench between the two. Mrs. Wilson advised that the request was in process.

ACC APPLICATIONS

There were no applications to review.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for October 25, 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.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:27 p.m.

APPROVED AS CORRECT

Board of Directors

Date