

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY April 22, 2024, 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 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 5:03 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The March 25, 2024 Board meeting minutes were reviewed and approved as presented.

FINANCIAL REPORT

The Board was presented with the March 30, 2024, financials for review. Total operating balance is \$316,352.60, total reserves are \$199,803.92. Ms. Ginardi advised there were unpaid Monarch Landscape monthly invoices and accounted for the landscape GL variance. No other questions at this time.

VACANT BOARD POSITION APPOINTMENT

The Board presented Charles Maxwell to be appointed in the vacant position and will fill the position until the 2025 annual meeting. The Board would like to thank Lori Stouffer for her many years of service to the community.

POOL FENCE PROPOSALS

Ms. Ginardi reviewed the pending pool fence proposals. The Board agreed to obtain a fourth bid and will review via email. This matter has been tabled until a fourth bid is obtained.

POOL RESTROOM TIMERS

Ms. Ginardi reviewed the proposal provided by Red Nova to install timer locks on the pool restrooms. The Board requested to have another proposal to review at the next Board meeting.

OTHER MATTERS

- Community pressure washing proposals were reviewed. There were three proposals obtained, however due to cost, the Board requested an additional proposal from Blazin' Bins and will be reviewed via email.
- Board requested to obtain a bid to paint the bridge on Hannover Way
- Responsibility of the sidewalks in front of the homes was questioned, Ms. Ginardi advised she will seek clarification and send via email to the Board.
- Damage pool furniture (table) during the last storm, Board request Ms. Ginardi to review warranty prior to Board trashing the table.
- A curb ADA ramp is needed on Rendale, the Board will review and will install a curb ADA ramp.

ACC UPDATES

There is still vacant positions on the ACC committee. No items to review at this time.

HOMEOWNER FORUM

Homeowners request updates on the construction behind the community (along Pepperberry Trail), no updates at this time.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 5:47 p.m.

EXECUTIVE SESSION RECAP

The executive session started immediately after the open session adjourned. The Board reviewed delinquent accounts to turn them over to the HOA attorney for collection enforcement. Any account that has a balance over \$400 and is not on a payment plan will be referred over to the HOA attorney.

APPROVED AS PRESENTED

Board of Directors

Date