

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY June 24, 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 Charlie Maxwell

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 5:05 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The April 22, 2024 and the May 28, 2024 Board meeting minutes were reviewed and approved as presented.

FINANCIAL REPORT

The Board was presented with the May 31, 2024, financials for review. Total operating balance is \$275,106.95, total reserves are \$188,094.21. No other questions at this time.

POOL SECURITY

The Board met with Sergeant Santos about concerns of response times from his officers to issues at the pool when called. Sergeant Santos advised the Board of the corrections that will take place. Ms. Ginardi provided Sergeant Santos with pool fobs so that his officers have access to the pool and clubhouse when needed. Sergeant Santos and the Board came to an agreement about what actions the Board expects the officers to take when onsite. A major concern is identifying those who have trespassed onto the community property and in addition the Board would like to have those individuals legally trespass from the Hannover Forest HOA property.

POOL DRINKING FOUNTAIN

Ms. Ginardi advised the Board of the proposal to repair the drinking fountain. The cost \$2,528.72 however, the Board would like to know if JBS Plumbing will use PEX pipe rather than copper. More to discuss at the next Board meeting.

SUPERIOR LAWN CARE – LANDSCAPE AREAS

Ms. Ginardi advised the Board, Charlie Maxwell (Board member) will be meeting with Daniel the account manager to update the service areas. Superior Lawn Care will then be providing the HOA with an updated service area map.

OTHER MATTERS

No other matters to discuss at this time.

ACC UPDATES

No ACC updates at this time.

HOMEOWNER FORUM

No homeowner questions at this time.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 6:25 p.m.

EXECUTIVE SESSION RECAP

The executive session started immediately after the open session adjourned. The Board reviewed a homeowner account for outstanding deed restriction. The Board agreed to send to the attorney for enforcement. The owner is at the attorney for unpaid annual assessments as well.

APPROVED AS PRESENTED

Board of Directors

Date