

THE HANNOVER FOREST HOMEOWNERS ASSOCIATION HELD THE MONTHLY OPEN BOARD MEETING ON MONDAY May 28, 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 5:00 p.m. The agenda was adopted as presented. The Managing Agent recorded the minutes.

DISPOSITION OF MINUTES

The April 22, 2024 Board meeting minutes were reviewed and were not approved as presented. There is a minor correction to be made and will be approved at the May meeting.

FINANCIAL REPORT

The Board was presented with the April 30, 2024, financials for review. Total operating balance is \$311,037.93, total reserves are \$201,959.65. No other questions at this time.

POOL RESTROOM TIMERS

The Board advised Ms. Ginardi to table this action item for now. The Board will review should there be a trespassing concern. Now that the fence has been replaced, there shouldn't be anyone jumping the fence.

CLUBHOUSE DOOR/LOCKS

The Board reviewed the locking system at the clubhouse. There have been instances when a Board member will arrive to assess the community center and find the clubhouse unlocked. However, there is no indication as to why. More to come on this topic.

LANDSCAPE SERVICE AREAS

The Board advised Ms. Ginardi Superior Lawn Care has not been fulfilling their agreement and missing areas during service days. Charlie Maxwell agreed to meet with them upon his return from vacation. More to come on this topic.

OTHER MATTERS

- Community holiday décor proposals were reviewed. The Board ultimately decided to agree to a contract with Certified Christmas Lighting for a 3-year contract for \$7608 annually.
- Hannover Way bridge and pipeline areas do not seem to be maintained properly. Another item of discussion during the landscape meeting.
- Front Park has a weed issue, which is more to discuss during the landscape meeting.
- Pool cleanliness after holiday weekend needs more attention
- Missing pool tiles need to be replaced.

ACC UPDATES

Joan King requested to be placed back on the ACC committee, as she is no longer going to sell her home and will remain in the community. Board agreed.

HOMEOWNER FORUM

No homeowner questions at this time.

ADJOURNMENT

There being no further discussion the meeting was adjourned at 5:54 p.m.

EXECUTIVE SESSION RECAP

The executive session started immediately after the open session adjourned. The Board reviewed a homeowner account at the owner's request for attorney fee waiver. After detailed review, the Board denied the owner request. Ms. Ginard will advise the attorney of the Board decision.

APPROVED AS PRESENTED

Board of Directors

Date