

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

BOARD of DIRECTORS MEETING MINUTES

April 23, 2020

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, April 23, 2020 at 6:30 p.m. via virtual meeting at Dial In #978-990-5000 Access Code 632980#.

I. **EXECUTIVE SESSION — 6:00 p.m.**

IN ATTENDANCE:

• Call to Order/Determination of Quorum

A quorum was established and Director Harold Vance called the meeting to order at 6:00pm. Representing the Members of the Lakes of Pine Forest Homeowners Association, Inc. were:

• John Leech

• Harold Vance

• Val Krupin

Representing Crest Management was:

• Pam Hummel, CMCA, AMS, Community Manager

• Deed Restriction Violation Review

The Board discussed the March Inspection Report.

• Collections

The Board reviewed the Accounts Receivables for the Association.

II. **OPEN SESSION — 6:33 p.m.**

• Call to Order/Determination of Quorum

President, Harold Vance, called the meeting to order at 6:33 p.m. A quorum of Board members was met. Director Vance made a **MOTION to Adopt the Agenda**, with a second by Director Leech. Motion passed.

• Disposition of Minutes

Director Vance made a **MOTION to Approve the Minutes** of the January 16, 2020 and February 20, 2020 Board Meetings. Director Krupin seconded the motion. **MOTION PASSED**

• **COMMITTEE REPORTS**

• Bylaws - There was no report given.

• Communications —Julie McKay (Chair)

Julie McKay, Communications Chair, reported that there are now 256 subscribers for the website.

• Finance — Mimi Vance (Chair)

Mimi Vance, Finance Committee Chair stated that the committee is monitoring the monthly expenditures.

• Pam Hummel read the financials from the March 31, 2020 Balance Sheet. There was \$344,577.77 Total Cash, \$250,141.79 Capital Reserve, \$155,764.81 Non Cap Reserve and \$63,907.07 Assessment Receivables.

- Grounds –Del Roberts, Chair No report was given.
- Social - There are no social events planned due to COVID-19.

- Ratifications

Pursuant to the authority granted to the Directors in Article 1396-9.10 of the Texas Non-Profit Corporation Act to act by majority written consent without a meeting, upon motion made and duly seconded the motion passed to hereby approve and confirm the following actions of said corporation:

- Pet Waste Cans - \$430.19. **APPROVED**
- Pool Lights Timeclock - \$155.00 **APPROVED**
- Fountain Enclosure Lake 1 - \$2543.88 **APPROVED**
- Pool Rescue and Cleaning Equipment - \$654.47 **APPROVED**
- Pool Flowmeter and Filters - \$2335.56 **APPROVED**
- Pool Lights - \$1934.40 **APPROVED**

- Business

- Director Vance motioned to accept the resignations of Robert Charpiot and Jim Storm. Director Krupin seconded the motion. **MOTION PASSED**
- Director Vance motioned to appoint Curtis Culver to the board. Director Krupin seconded the motion. **MOTION PASSED**
- Director Vance updated the homeowners on the cost sharing /joint maintenance with BC MUD.
- Director Vance motioned to install a pool card reader system at the pool in the amount of \$4625 to be installed by B&B Locksmiths. Director Leech seconded the motion. **MOTION PASSED**
- Director Vance motioned for the Parking Policy to be approved. Director Krupin seconded the motion. **MOTION PASSED**
- Director Vance stated that the Builder Guidelines were ready for approval. Director Krupin motioned for a vote to approve. Director Vance seconded. **MOTION PASSED**
- Director Vance stated that the bridge repairs were still in the bidding process.
- Director Vance stated that the pool/playground and all amenities will be closed until the stay at home order is lifted and the board is following the orders from Governor Abbott.
- Director Vance spoke about lake path safety and asked that all path users comply with social distancing.
- Director Vance informed the homeowners that two pet waste cans have been replaced.
- Director Krupin updated the homeowners on tree trimming, rose bush replacement and fertilization of the common areas.
- Director Krupin gave an update on the fountain 1 (pond) repair.
- Director Krupin and Director Leech spoke about required signs for the entrances and pool area.
- Director Vance motioned to accept the 2019 taxes. Director Krupin seconded the motion. **MOTION PASSED**

- Homeowner Open Forum

- A homeowner asked why the pool furniture was being left out when the pool is not open. A homeowner asked about a tree that was removed near a monument and if more color was going to be added. A homeowner asked if anyone had responded to Verizon about the new tower installation. Questions were asked about stray dogs, construction on French and Sunset, when would the pool be open and when will the trash can by the pool be replaced. Pam Hummel was asked about the status of Monument Repairs and bids, Reserve Study bids, again, and what is in storage and how can the board access the boxes that are in storage.

- Scheduling of Next Meeting

- The next board meeting will be May 21, 2020. Venue to be determined.

- Adjournment

- There being no more business to put before the board, Director Vance motioned to adjourn the meeting, Director Krupin seconded and the motion was carried to adjourn at 8:03 pm.

Sign Approved in virtual meeting

Date 5/21/2020

Harold Vance