

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES

June 18, 2020

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, June 18, 2020 at 6:00 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:

- Harold Vance
- Val Krupin
- Heather Downs
- Curtis Culver

Representing Crest Management was:

- Pam Hummel, CMCA, AMS, Community Manager
- Deed Restriction Violation Review

The Board discussed the May Inspection Report.

• Collections

The Board reviewed the Accounts Receivables for the Association.

II. **COMMITTEE REPORTS**

- Bylaws - There was no report given.

• Communications —Julie McKay (Chair)

- Julie McKay, Communications Chair asked the board if they would allow for the removal of the Contact Us button on the website.

• Finance — Mimi Vance (Chair)

- Mimi Vance, Finance Committee Chair stated that the committee would like to have the financials from Crest by the 15th of each month. Mrs. Vance also reported that there were billing issues with the lake maintenance vs lake repairs that should have been corrected and some legal billing coding that should also be corrected and are still under review.

- Pam Hummel read the financials from the May 31, 2020 Balance Sheet. There was \$315,281.41 Total Cash, \$250,577.04 Capital Reserve, \$156,035.85 Non Cap Reserve and \$55,002.02 Assessment Receivables. The 2020 assessments are 95% collected.

• Grounds —Del Roberts, Chair

Del Roberts, Committee Chair was not present. No report was given.

Social - There are no social events planned due to COVID-19.

III. 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 Krupin made a **MOTION to Adopt the Agenda**, with a second by Director Culver. **MOTION PASSED.**

- Disposition of Minutes

Director Vance made a **MOTION to Approve the Minutes** of the May 21, 2020 board meeting. Director Culver seconded the motion. **MOTION PASSED**

- 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:

- Pool Lights/Conduit – approximately \$2500. **APPROVED**

- Business

- Executive Meeting Decisions: Director Vance motioned to send the following account to the attorney for collections:2190101004. The following accounts will be sent to the attorney for deed restriction violations:2190206001,219W0305011 and 2190201001 . Director Culver seconded the motion. **MOTION PASSED**
- Director Vance stated that the Reserve Study bids are still being reviewed. **TABLED**
- Director Krupin reported that the new color at the entrances has been installed, the pool deck and pool parking lot have been power washed and the pool parking lot has been restriped. **NO ACTION NEEDED**
- Director Vance reported that the pool cards will be distributed next year and that the new card system will also go live at that time. **NO ACTION NEEDED**
- Director Krupin reported that there are many homeowners that are replacing roofs and fences without ACC approval. He stated that ever homeowner should be aware that applications for exterior modifications must be sent in for replacements as well as modifications. **NO ACTION NEEDED**
- Director Vance reported that the board is verifying with the MUD on how to proceed with the bridge repairs. **NO ACTION NEEDED**
- Director Vance reported that the board is gathering bids on the replacement of the vandalized park sign. There are three signs being produced. **NO ACTION NEEDED**
- Director Krupin stated that an order for Lowe's was cancelled and will be reordered through Home Depot in the near future for toilet seats and light bulbs for the pool restrooms. **NO ACTION NEEDED**

- Homeowner Open Forum

- A homeowner asked why they received a letter about unbundled branched when they know that another homeowner did not receive a letter for the same violation. The homeowner asked that the board be more consistent with sending letters.
- A homeowner asked if letters can be send via email as opposed to regular mail.
- A homeowner asked when the pool would be opened.
- A homeowner asked about signs in yards.
- A homeowner asked if fireworks violations could be enforced.

- Scheduling of Next Meeting

- The next board meeting will be July 16, 2020. Venue to be determined.

- Adjournment

- There being no more business to put before the board, Director Culver motioned to adjourn the meeting, Director Kruoin seconded and the motion was carried to adjourn at 7:42 pm.

Sign approved in virtual meeting

Date 7/16/2020

Harold Vann