

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES
August 20, 2020

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, August 20, 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:

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

Representing Crest Management was:

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

The Board discussed the August Inspection Report.

• Collections

The Board reviewed the Accounts Receivables for the Association.

APPEALS: (1)

II. **COMMITTEE REPORTS**

- Bylaws - There was no report given.
- Communications —Julie McKay (Chair)
 - Julie McKay, Communications Chair asked the board if they would allow the removal of the contact us button on the community website as it is causing confusion with homeowners think that is how that can either contact Crest or sign into their Crest account. Julie also asked the board if they wanted the financials password protected and she reported that GoDaddy was changing their tracking capabilities to have cookies enabled and she suggested not enabling them. Julie reported that there are 264 registered homeowners.
- Finance — Mimi Vance (Chair)
 - Mimi Vance, Committee Chair reported that there was some money spent on repairs and replacements that may be able to be coded to capital funds.
 - Pam Hummel read the financials from the July 31, 2020 Balance Sheet. There was \$256,661.82 Total Cash, \$250,786.52 Capital Reserve, \$156,166.29 Non Cap Reserve and \$50,724.85 Assessment Receivables. The 2020 assessments are 95% collected.

- Grounds/Facilities –Del Roberts, Chair
Del Roberts, Committee Chair was not present.

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

III. OPEN SESSION — 6:30 p.m.

- Call to Order/Determination of Quorum

Director, Harold Vance, called the meeting to order at 6:32 p.m. A quorum of Board members was met. Director Krupin 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 July 16, 2020 board meeting. Director Krupin 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:

- Annual Meeting Signs - \$82.10. **APPROVED**

- Business

- Executive Meeting Decisions: Director Vance stated that an appeal was heard on a fence installation.
- Director Vance reported that the pool proximity cards are currently being programmed and that the mag lock was auto installed. There are technical issues that are currently being worked out before distribution of the cards can be completed.
- Director Vance presented the reserve study bids. Director Krupin motioned to accept the bid from Reserve Advisors. Director Leech seconded the motion. **MOTION PASSED**
- Director Vance asked homeowners to be diligent in storing trash cans out of public view, not utilizing car covers on vehicles parked in the driveways, and completing Exterior Modification Requests.
- Director Krupin presented the bid from Cypress Concepts for holiday décor. The board asked for more bids for décor.

- Homeowner Open Forum

- A homeowner asked how many people have used the pool during the season so far.
- A homeowner asked what a Reserve Study is for.
- A homeowner asked if the parking policy matched the guidelines.
- A homeowner asked what the board does about EMR violators.
- A homeowner asked what was being done about open cable boxes.
- A homeowner asked what was being done about people parking on the sidewalks.

- A homeowner asked about the bridge bids and what was the process for acquiring a second pool card once they are distributed.

- Scheduling of Next Meeting

- The next board meeting will be September 17, 2020. Venue to be determined.

- Adjournment

- There being no more business to put before the board, Director Krupin motioned to adjourn the meeting, Director Leech seconded and the motion was carried to adjourn at 8:08 pm.

Sign Approved in virtual meeting

Date 9/17/2020

David Lee