

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

BOARD of DIRECTORS MEETING MINUTES

September 17, 2020

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, September 17, 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 6:04pm. 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) Homeowner did not appear.

II. **COMMITTEE REPORTS**

- Bylaws - There was no report given.

• Communications —Julie McKay (Chair)

- Julie McKay, Communications Chair asked the board if they would seek a legal opinion for allowing the financials to be posted to the website and not be password protected.

• Finance — Mimi Vance (Chair)

- Mimi Vance, Committee Chair was unavailable to report on the finances.

- Pam Hummel read the financials from the August 30, 2020 Balance Sheet. There was \$212,027.39 Total Cash, \$250,893.04 Capital Reserve, \$156,232.62 Non Cap Reserve and \$48,560.05 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 6:33 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 Krupin made a **MOTION to Approve the Minutes** of the August 20, 2020 board meeting. Director Vance seconded the motion with correction – the date on the header needs to be changed to the correct date. **MOTION PASSED WITH CORRECTIONS**

- 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:

- There were no ratifications.

- Business

- Executive Meeting Decisions: Director Vance stated that the board discussed sending 1 file to the attorney for delinquent assessments – Account # 2190202006 and three files for deed restriction violations – Account #'s 2190103011, 2190304019 and 2190104002. Director Downs motions to approve and Director Krupin seconded the motion. **MOTION PASSED**
- Director Krupin reported that the pool was misused by a homeowner that violated pool policy and overstepped the boundaries with the amount of guests they could bring to the pool. Director Krupin noted that the homeowner was sent a letter about the violation.
- Pam Hummel asked the board when they would like the Reserve Study to begin. The board unanimously agreed to start the study as soon as possible.
- Pam Hummel asked the board when they would like to have a budget workshop. Director Vance stated that the Finance Committee will conduct the budget workshop.
- Director Vance reported that the meeting and inspection with the MUD went well and that they will be presenting the bids for bridge repairs at the next MUD meeting.
- Pam Hummel discussed the Annual meeting electronic voting and virtual meeting.

- Homeowner Open Forum

- A homeowner stated that they noticed a homeowner making foundation repairs to their home and they were concerned that there will be more homes that will need the same types of repairs.
- A homeowner stated that you should not burn grass as a homeowner has done so.

• Scheduling of Next Meeting

- The next meeting is the Annual Meeting and will be October 13, 2020 held virtually with online voting

• 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 7:23 pm.

Sign approved in virtual board meeting

Date 11/19/2020

David Vance