

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

BOARD of DIRECTORS MEETING MINUTES

January 21, 2021

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, January 21, 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 - Absent
- Curtis Culver - Absent

Representing Crest Management was:

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

The Board discussed the December 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 stated there was no report available.

• Finance — Mimi Vance (Chair)

- Mimi Vance, Committee Chair, stated that the committee has reviewed the end of year financials and they still have questions for Crest. The association took in more than they spent in 2020. There were 16 homeowners with out standing assessments in 2020 and 186 homeowners have already paid for 2021 assessments. The committee is still reviewing the Reserve Study.

- Pam Hummel read the financials from the December 31, 2020 Balance Sheet. There was \$236,643.11 Total Cash, \$231,575.70Capital Reserve, \$156,441.64 Non Cap Reserve and \$10,316 in 2020 Assessment Receivables. The 2020 assessments are 97% collected.

• Grounds/Facilities —Del Roberts, Chair

Del Roberts, Committee Chair was not present. Director Krupin stated that the board has procured bids for the hail storm damage to the pool house roof and is still getting bids for the playground cover.

Social - Val Krupin stated that the Christmas decorating contest went well. Prizes were awarded to the winners.

ARC - No report given.

III. OPEN SESSION — 6:30 p.m.

- Call to Order/Determination of Quorum

Director, Harold Vance, called the meeting to order at 6:35 p.m. A quorum of Board members was met. Director Vance made a **MOTION to Adopt the Agenda**, with a second by Director Krupin. **MOTION PASSED.**

- Disposition of Minutes

Director Vance made a **MOTION to Approve the Minutes** of the November 19, 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:

- Replacement of pool card reader due to power surge - \$500.00

- Business

- Executive Meeting Decisions: Director Vance motioned to send the following seven accounts to the attorney for deed restriction violations: 2190602016 (2 violations), 2190602005, 2190103043, 219203011, 2190403012 and 2190502020. Director Leech seconded the motion. **MOTION PASSED**

- Director Krupin motioned to accept the bid for tree trimming from HiTech Lawn. Director Vance seconded the motion. **APPROVED**

- Director Vance stated that the bridge repairs have been completed and follow up work is currently in process. Half of the bridge repair will be billed to the MUD as part of the maintenance share agreement. **NO ACTION NEEDED**

- Director Vance stated that a vehicle hit a power pole and created damage to the pool proximity system requiring parts to be ordered. **NO ACTION NEEDED**

- Director Vance motioned to file an insurance claim for the pool roof and the playground cover from hail damage in April 2020. Director Krupin seconded the motion. **MOTION PASSED**

- Director Krupin motioned to accept a bid from Big Randy's Roofing for the pool house roof replacement. **MOTION PASSED**

- Director Vance stated that the pool coping will need to have bids prior to the pool opening.

- Director Vance stated that the MUD has given the community permission to power wash the lake aprons.

- Homeowner Open Forum

- A homeowner stated that they liked the new holiday decor

- Scheduling of Next Meeting

- The next board meeting will be February 18, 2021 via Virtual Meeting.

- Adjournment

- There being no more business to put before the board, Director Vance motioned to adjourn the meeting, Director Leech seconded and the motion was carried to adjourn at 7:12 pm.

Sign approved via virtual meeting

Date 3/18/2021

Karl Vance