

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES
March 18, 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
- Curtis Culver

Representing Crest Management was:

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

The Board discussed the February 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, Committee Chair resigned her position. The board accepted the resignation with a unanimous vote.
- Finance — Mimi Vance (Chair)
 - Pam Hummel read the financials from the February 28, 2021 Balance Sheet. There was \$387,913.96 Total Cash, \$250,653.08 Capital Reserve, \$156,530.82 Non Cap Reserve and \$41,030.91 in 2021 Assessment Receivables. The 2021 assessments are 88% collected.
- Grounds/Facilities —Del Roberts, Chair

Del Roberts, Committee Chair was not present. Director Krupin stated that the board has procured bids for freeze damage to the pool house and work will be underway soon.

Social - Marlene Krupin, Committee Chair resigned her position. The board accepted the resignation with a unanimous vote. Director Val Krupin stated that there were no social activity plans in place for March.

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 6:30 p.m. A quorum of Board members was met. Director Vance made a **MOTION to Adopt the Agenda**, with a second by Director Downs. **MOTION PASSED.**

- Disposition of Minutes

Director Vance made a **MOTION to Approve the Minutes** of the January 21, 2021 board meeting. Director Leech 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 Panel repairs - \$289.94
- AED – various electrical repairs pool - \$495.00

- Business

- Executive Meeting Decisions: Director Vance motioned to send the following three accounts to the attorney for deed restriction violations: 219W0305012, 219W0103057 and 2190101006 and the following five accounts to the attorney for assessments: 2190103016, 2190602021, 2190306006, 2190601014 and 2190104008. There was one settlement offer for account #2190303021. Director Leech seconded the motion.

MOTION PASSED

- Director Krupin updated the board in regards to the pool roof replacement. The bid amount for replacement was \$12,974.00 and there was a deductible of \$5000.00 with a remainder of \$9000.00 that the insurance company paid. **NO ACTION NEEDED**
- Director Krupin stated the pool house had substantial damage from the freeze with broken pipes and sheetrock damage. The board is still quoting the damages. Director Vance will reach out to a professional plumber for bids. **BIDS NEEDED**
- Director Vance stated that bids are being procured for pool coping repairs and replastering of the pool as part of the Reserve Study. **BIDS NEEDED**
- Director Vance stated the pool pass distribution will proceed soon. **NO ACTION NEEDED**
- Director Vance asked for shade structure samples to go with the bids that have been received. **ACTION NEEDED**
- Director Leech discussed the possibility of adding ornamental trees along the lakes. **NO ACTION NEEDED**
- Director Leech discussed updating regulations with the attorney to be able to enforce rental properties in accordance with the deed restrictions and fining policy.
- Director Vance stated that the AT&T cabling installation was done incorrectly on the easements and the board is asking them to move them.

- Homeowner Open Forum

- A homeowner asked about a letter that he received about power washing his driveway. A homeowner discussed a letter that she had received about using treated wood for her fence.

- Scheduling of Next Meeting

- The next board meeting will be April 15, 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 7:25 pm.

Sign Approved via virtual meeting

Date 4/15/2021