

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES
July 15, 2021

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, July 15, 2021 at 6:00 p.m. via virtual meeting at Clay's Restaurant 17717 Clay Rd., Houston, Tx 77084 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
- Curtis Culver
- Harold Vance
- Heather Downs was absent.

Representing Crest Management was:

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

The Board discussed the June Inspection Report.

• Collections

The Board reviewed the Accounts Receivables for the Association.

II. **COMMITTEE REPORTS**

- Communications No Report Given
- Finance – No Report Given.

- Pam Hummel read the financials from the June 30,2021 Balance Sheet. There was \$315,985.49 Total Cash, \$258,772.49 Capital Reserve, \$156,619.18 Non Cap Reserve and \$67,921.92 in 2021 Assessment Receivables. The 2021 assessments are 96.6% collected.

- Grounds/Facilities –Del Roberts, Chair
Del Roberts, Committee Chair was present. No report given.

Social - No report given.

ARC – No report given.

III. OPEN SESSION — 6:37 p.m.

- Call to Order/Determination of Quorum

Director, Harold Vance, called the meeting to order at 6:37 p.m. A quorum of Board members was met with Directors Curtis Culver, Val Krupin, John Leech and Harold Vance. Director Vance made a **MOTION to Adopt the Agenda**, with a second by Director Krupin. **MOTION PASSED.**

- Disposition of Minutes

Director Culver made a **MOTION to Approve the Minutes** of the June 17, 2021 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:

- Replaced pool electrical pump - \$186.44
- Receptacle Replacements - \$845.00

- Business

- Executive Meeting Decisions: Director Vance motioned to send the following account to the attorney for deed restriction violations The motion was seconded and carried.
- Director Vance reported that one appeal was heard for an ARC denial and a motion was made to place a Notice of Non Compliance on account
- Director Vance reported that the pool pass distribution was coming along well and close to 180 passes have been mailed to homeowners.
- Director Vance reported that the fabric has not been selected for the playground shade.
- Director Vance stated that the landscaper has trimmed a lot of shrubs from the freeze, and some were removed. The board is working on tree replacement bids.
- Director Vance reported that the board is procuring bids for electrical outlets to light up the holiday decorations at the monuments.
- Director Vance stated that plans are underway from the county to have Windsong repaved.
- Director Leech asked for committee members for the various committees.

- Homeowner Open Forum

- There were 10 homeowners present in person and 8 homeowners online.

- A homeowner asked if the irrigation could be turned off during rain events.
 - A homeowner asked if the weeds that are in the shrubs in the main entrances could be removed.
 - A homeowner asked where the pool pass information could be found and how many guests per pass were allowed.
 - A homeowner asked about removing the trash can on Bella Lakes.
 - A homeowner asked what is being done about stained fences.
- Scheduling of Next Meeting
 - The next board meeting will be August 19, 2021 at the Steve Radack Community Center.
- 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 7:44 pm.

Harold Vance

Sign _____

Date 01 / 14 / 2022