

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
Lakes of Pine Forest Homeowners Association, Inc.  
October 13, 2021  
Steve Radack Community Center  
18650 Clay Rd, Houston, TX 77084**

- i. Board of Directors-
  - 1. In attendance- Curtis Culver, Harold Vance, and Val Krupin
  - 2. Managing Agents-  
Mandy Johnson, Community Manager, Spectrum Association Management, Inc.

**I. Business**

- 1. The board reviewed zero (0) delinquent accounts
- 2. The Board of Directors reviewed the current Violation List and approved the following accounts to go to Legal for Deed Restriction Violations. The board reviewed one (1) fully escalated account(s) and unanimously approved to send one (1) to the attorney for violations. Accounts: 96027XXXXX
- 3. The board next meeting date as January 13, 2022.

**II. General Session Call to Order-**The meeting was called to order by Board of Director Harold Vance at 6:35 pm. Quorum was established during Executive Session.

- a. In attendance
  - i. Board of Directors- Curtis Culver, Harold Vance, and Val Krupin
  - ii. Managing Agents-  
Mandy Johnson, Community Manager, Spectrum Association Management, Inc.
  - iii. Homeowners-There were twelve (12) homeowner(s) in attendance at the start of the meeting.

**III. Meeting Code of Conduct Review-**Each member present was provided a Code of Conduct to be followed during the meeting. This Code of Conduct will be included in all meeting packets.

**IV. Meeting Minute Review/Approval-**No minutes to approve from transition

**V. Summation of Executive Session-** Mrs. Johnson provided a brief review of actions taken during Executive Session. Executive session summation is included in these meeting minutes.

**VI. Ratification of Actions Taken Between Meetings- N/A**

**VII. 2022 Budget Approval-** The Board of Directors approved a budget with no increase in annual assessments at an amount of \$654.00 per lot, and \$ \$354,468.00 in revenue for 2022.

**VIII. Resolution Packet-** The Board unanimously approved the transitions resolution packet.

**IX. Financial Review-** The Board and Homeowners were informed that the financials are still in transition. Financial packets will be ready for review at the next meeting.

**X. Presidential Update-**

- a. Sunshade covers we are still waiting on the samples so we can make a final decision for the replacement.
- b. Pool Company replacement- we have received bids and currently are in the review process.
- c. Pool camera bids- we are looking to place 4-6 cameras in the pool area
- d. Fence replacements- we are looking to upgrade the fence in the pool area, so it is harder to jump
- e. Main entrance electrical bids- we are in the process of reviewing bids at this time.
- f. 2022 calendars will be updated with the Spectrum login. You will be able to see upcoming events there.

- g. The MUD is in process of handrail replacements which are under warranty. They are also mitigating the erosion in the lake and will remove a high patch of grass towards the north end.

**XI. Homeowner Forum-** The board opened the meeting to the homeowners.

- a. **Homeowner-**MUD rep reported they have reduced the rates
- b. **Homeowner-** Can you please let us know what the frequency of the site drives will be?
  - i. **Response-** Twice a month
- c. **Homeowner-** What is eroding at the lake area?
  - i. **Response-** The garden area
- d. **Homeowner-** After a violation letter is sent what is the follow up?
  - i. **Response-** after the account is fully escalated the home can go into judicial foreclosure
- e. **Homeowner-** Can a zoom feature be added to future meetings
  - i. **Response-** Yes, that feature can be added to the Jan meeting
- f. **Homeowner-** What is the process for parking violations?
  - i. **Response-** Most of these violations happen at night. The Board is only able to violation for parking on the curb, grass, and sidewalks. In the even you see this and feel comfortable you can send the violation to Spectrum.
- g. **Homeowner-** The fence along Windsong Trail is in disrepair what can the Board do?
  - i. **Response-** The Board can only send out violations for fence repairs. Fences are homeowners responsibility. Many homeowners followed up with questions if the Board could take control of HOA fencing areas. No decision would be made at this time since there would need to be changes to the CC&Rs.
- h. **Homeowner-** Can we look into changing out the signs
  - i. **Response-** We are in this process. The Board will get a list of signs they need to Mandy and we will receive bids for the replacements
- i. **Homeowner-** the sidewalk around the drainage needs repair in all areas
  - i. **Response-** This area belongs to the MUD and the MUD rep encouraged homeowners to attend the meeting
- j. **Homeowner-** Will we have the same attorney
  - i. **Response-** Yes
- k. **Homeowner-** Can the swings be lowered
  - i. **Response-** Yes, we will send someone out to complete a playground inspection and lower the swings
- l. **Homeowner-** The landscaper is blowing clippings in the lake
  - i. **Response-** We will reach out to High Tech to make sure this does not continue.
- m. **Homeowner-** How many cameras will be placed at the pool area?
  - i. **Response-** 4-6
- n. **Homeowner-** Can the constable be available for the annual meeting?
  - i. **Response-** we will reach out to the MUD to help arrange this
- o. **Homeowner-** Can someone please do something about the front entrance and dead plants?
  - i. **Response-** The color change out has been completed and the bushes were cut back so they can regrow
- p. **Homeowner-** Fountain 5 is down and needs a light- can we arrange repairs?
  - i. **Response-** Mandy will reach out to Lake Pro for repairs
- q. **Homeowner-** Why are the sprinklers going on around the lake area at odd times
  - i. **Response-** The Board will have the timers adjusted.

**XII. Next Meeting-** The next Board of Directors Meeting January 13, 2022.

- XIII. **Adjournment of General Session-** With no further business items to transact or homeowner questions, Tony Jimenez moved to adjourn the general session at 7:48 pm.

*Harold Vauce*

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Board Member

*Miranda Johnson*

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Mandy Johnson, Spectrum Managing Agent

01 / 14 / 2022

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Date