

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
Lakes of Pine Forest Homeowners Association, Inc.
November 18, 2021
Steve Radack Community Center
18650 Clay Rd, Houston, TX 77084**

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

I. Business

- 1. Elect Board Member Positions
- 2. Approve Amended 2022 Budget

II. General Session Call to Order-The meeting was called to order by Member Harold Vance at 8:26 pm.
Quorum was established in General Session.

- a. In attendance
 - i. In attendance- Curtis Culver, Harold Vance, Val Krupin, and John Leech
 - ii. Managing Agents- Jennifer Roberson, Director of Client Relations, Spectrum Association
Management, Inc. Mandy Johnson, Community Manager, Spectrum Association
Management, Inc.
 - iii. Homeowners-There was one (1) homeowner 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. Board Elections: With a motion from John and Seconded by Curtis all Board positions to remain the same

- a. Harold Vance- President
- b. Val Krupin- Secretary
- c. John Leece- Treasurer
- d. Curtis Culver- Member at Large
- e. One open seat to be appointed for the duration of a 3-year term beginning 2021 ending in 2024. The appointed member will need to be confirmed at the next annual meeting in 2022,

V. 2022 Amended Annual Budget- 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. Additional GLs have been added to account for additional expenses for the community.

VI. Adjournment of General Session- With no further business items to transact or homeowner questions, Member Hester moved to adjourn the general session at 88:34pm.

Harold Vance

Board Member

Miranda Johnson

Mandy Johnson, Spectrum Managing Agent

01 / 14 / 2022

Date