

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
Lakes of Pine Forest Homeowners Association, Inc.
January 13, 2022**

**Steve Radack Community Center
18650 Clay Rd, Houston, TX 77084**

**ZOOM: You can join the meeting from PC, Mac, or Apple/Android at:
<https://spectrumam.zoom.us/j/97654641930>**

To join via phone only, use one of the numbers below:

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Meeting ID: 976 5464 1930

International numbers available: <https://spectrumam.zoom.us/j/97654641930>

- i. Board of Directors-
 - 1. In attendance- Curtis Culver, Harold Vance, John Leech, 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 zero (0) fully escalated violations
- 3. The board next meeting date as TBD by Christina Bailey new Community
Manager

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, John Leech, and Val Krupin
 - ii. Managing Agents-
Mandy Johnson, Community Manager, Spectrum Association Management, Inc.
 - iii. Homeowners-There were eight (8) 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-Meeting Minutes from July 2021, Oct 2021, and Nov 2021 Director Vance made motion to approve the meeting minutes as presented. The motion was seconded by Member Culver, and with all in favor the motion to approve minutes passed. Mrs. Johnson to file executed minutes.

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-

- a. **The Board-** met with a homeowner and has approved a variance for a homeowner on an ACC request
- b. **The Board-** has approved the removal of the invasive ducks around the neighborhood
- c. **The Board-** has requested an extension for the approval of the Dec financial packet past the original due date of 1/14/2022.

VII. Financial Review- The Board and Homeowners were presented with the November 2021 balance sheet, income statement and income statement summary. Director Vance made motion to approve the financials as presented. The motion was seconded by Director Krupin, and with all in favor the motion to approve passed.

VIII. Presidential Update-

- a. Pool Replastering Project has been completed. This was a reserve project and accounting for in the reserve study.
- b. Six Cameras have been placed in the pool area. They are motion activated and cover the pool two areas, the entrance to the pool, and the park. Only the Board has access to the cameras and recordings.
- c. The Board is working on bids to have trees planted in the green spaces. We will be meeting with an arborist to see what trees will best suit our community.
- d. The Board is working on bids to repairs the sidewalks around the pond area. This is a common area repair project.
- e. The Board is currently looking at catalogs to purchase new pool furniture. If anyone from the community would like to assist with color and style selection, we would welcome the help.
- f. The Board is in process of selecting a vendor to replace the fence around the pool area and install a smaller fence around the playground area. The smaller fence is to keep dogs and ATV's out of the playground area. The new fence at the pool will not require a new access card for the pool area. While we are replacing the fence, we are not replacing the access system.
- g. The Board is working on landscape modifications around the pond due to erosion. We will be removing some plants (to be repurposed around other areas in the community), and these areas will be filled in with grass.
- h. The Board completed the playground shade replacement. This insurance claim can now be closed.
- i. Electrical repairs and updates have been completed at the monuments.
- j. Bradly is storing all of the holiday décor at no charge. Since the Board has purchased all of the holiday décor moving forward Bradly (high-tech Landscaping) will be in charge of set-up and take-down.

IX. HOMEOWNER FORUM There were four (4) Homeowners in attendance along with four (4) homeowners in zoom attendance, took roll call of all residents. Items addressed included ACC requests, trash set-up, playground rules, and how to obtain pool cards.

X. Next Meeting- The next Board of Directors Meeting TBD by new Community Manager Christina Bailey.

XI. Adjournment of General Session- With no further business items to transact or homeowner questions, Tony Jimenez moved to adjourn the general session at 7:28 pm.

Board Member

Mandy Johnson, Spectrum Managing Agent

Date