

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
Lakes of Pine Forest Homeowners Association  
February 16, 2023**

The Board of Directors of Lakes of Pine Forest Homeowners Association met in a regular meeting, open to the membership, on February 16, 2023 at the Steve Radack Community Center and via Zoom Meetings pursuant to notice duly given in accordance with law.

**I. Executive Session Call to Order at 6:01 pm**

**II. Quorum was met**

**III. Business**

- a. The board discussed accounts of ten (10) uncured for deed restrictions and unanimously approved to send four (4) to the attorney: 9600104631, 9601705002, 9601917619, 9602104510 and approved to keep open with fining five (5) accounts: 9601817902, 9600717735, 9602817903, 9602817903, 9600517927 and approved to force maintenance one (1) account: 9602304935.
- b. The board discussed accounts of zero (0) assessment and unanimously approved to send zero (0) to the attorney.
- c. With no further business the executive session adjourned at 6:31pm

**IV. Executive Business**

- a. Board discussed violations. Fence violations, trashcan violations, and violations that need to be reopened that have been closed. The Board was introduced to the new Tab in on the Board portal where they can review open and closed violations.
- b. The Board requested the following eblasts to go out to the community. They will work with Christina Bailey, the association Community Manager to formulate the message to the community:
  - i. Friendly reminder that the Texas Pride trash service will be taken over by the MUD with new trash dates- Spectrum to reach out to Kevin at Texas Pride to mail homeowners the information on new trash service.
  - ii. Eblast to the community outlining pain points- suggested a Spring Clean eblast for the community to remind them to clear mildew, repair fences, and other Spring-Cleaning items to address Boards pain points for existing violations.
- c. The Board requested that site letters have additional details added to the violation's letters.

**V. General Session Call to Order-The meeting was called to order by Board of Directors at 6:36pm.**

- a. In attendance
  - i. Board of Directors- John Leech, Val Krupin, Harold Vance, Curtis Culver, John Cameron
  - ii. Managing Agent Jennifer Roberson, Director of Client Relations, Spectrum Association Management, and Mandy Johnson, Community Manager, Spectrum Association Management

- iii. Homeowners-There were fourteen (14) homeowners in attendance at the start of the meeting.

- VI. **Board Introductions-** Each Board member in attendance introduced themselves to the community.
- VII. **President Address to Community-** Curtis did a full recap of the executive meeting for the homeowners. 4 violation accounts sent to the attorney, zero fully escalated accounts for collections were reviewed, and there were no homeowner appeals.
- VIII. **January 2023 Meeting Minute Review/Approval-**The board was presented the January 2023 Meeting Minutes. The board approved. 5 approvals and signed
- IX. **Financial Review-** N/A financial packet was not ready (Spectrum has received the final receipts and the packet is being generated). The Board reviewed the bank accounts and expressed concerns about the availability of the financial packets for the meetings.
- X. **Business- New**
  - a. Business in Progress
    - i. Code of Conduct: The board voted to pass and file the code of conduct resolution. 5 votes approved. The resolution has been signed and will be filed with the county.
    - ii. The Board discussed the transition of waste management from the Board to the MUD. The transition should be completed by the beginning of April. The service will include heavy trash pickup and trash service only. There will be no recycling. More information to be provided to the community with eblasts, and a mail out (possibly provided by Texas Pride, if they do not send anything the Board approved sending a mail out to the homeowners).
    - iii. Commercial Vehicle signage: The Board with all in favor has approved HOASt online voting to collect signatures for the petition as long as the County will accept them. Spectrum will reach out to the County to ensure this is a valid form of collection, and if approved we will send the HOASt agreement to the Board to sign.
    - iv. Tree planting- approval was granted to start at the entrance of the community. The initial cost to the association was a deposit of \$17,180.37 which has been paid to the vendor. This has covered some removal of dead trees and the purchase of the replacement trees. The total approved for this project is \$34,360.74.
    - v. Signage around the lakes- Board has reviewed locations and verbiage, the engineer has proposed changes to the verbiage. The Board will review and reach out to the MUD when completed.
    - vi. MUD has agreed to address the drainage issues in the neighborhood. Curtis will send a PDF of the issues to the MUD to assist with their review.
  - b. New Business / Ratifications between meetings
    - i. Electrical repairs have been proposed for the entrance monument. The cost for two lights is a little over \$4,000.00 Spectrum to reach out to Yesco and additional vendors for estimates
    - ii. Pool signage- The cost for the signs is \$505.00 to bring them up to code. Wader pool gate is the last action item prior to having the county pool inspection.
  - c. Committee Reports
    - i. Social Committee



- Sign-up sheets are in the back of the room for an online cooking class to be hosted by a professional chef. These classes will be for beginner, intermediate, and expert level cooks. From appetizers, main courses, and desserts depending on cooking skills. They can be attended live on zoom.
  - Sign-up sheets are also available for a coffee, cake, conversation hosted to discuss future events and volunteer opportunities- Spectrum to check the availability of the Radack Community Center for the event
  - National Night Out- confirmed date of Aug 1<sup>st</sup>, so the pool will be available. First responders will be invited with their families to enjoy the pool and BBQ.
- ii. Grounds Committee
- Pet waste stations are in need of some care. The bags need to be replaced. Brady has been notified and will be onsite to replace the trash bags. It may also be time to replace the receptacles. They are worn on the bottom. The Board may be able to salvage them with the placement of a concrete pad under the stations.
- iii. Pool Committee
- Board is working on a charter/ evaluating the benefits of a committee

**XI. Homeowner Forum-**

The meeting was opened to the homeowners, questions and comments.

- Manhole covers and who is responsible for sidewalk repairs
- Neighborhood beautification projects
- Pressure washing of the pool area
- Mailbox replacement

**XII. Adjournment of General Session-** With no further business items to transact or homeowner questions, Director Vance moved to adjourn the general session at 7:26pm.

  
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Val Krupin  
Secretary, Lakes of Pine Forest

  
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Date