

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

February 15, 2022

Clay's Restaurant

17717 Clay Rd Houston, TX 77084

Zoom: You can join the meeting from PC, Mac, or Apple/Android at:

<https://spectrumam.zoom.us/j/98601054375?pwd=NXFLMnBleWVKSnFIY1U0OEU5bjUyQT09>

Password: 535622. To join via phone only, use one of the numbers below:

US: +1 346 248 7799 or +1 253 215 8782 or +1 408 638 0968 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923
Meeting ID: 986 0105 4375 International numbers available: <https://spectrumam.zoom.us/j/98601054375?pwd=NXFLMnBleWVKSnFIY1U0OEU5bjUyQT09>

- i. Board of Directors-
 - a. In attendance: Curtis Culver, Harold Vance, John Leech, Val Krupin
 - b. Managing Agent-
 - i. Tabitha Ross Spectrum
- I. New Business
 - a. The board is working on an enforcement policy for rental properties in the community. For both long term rentals and short term, such as Air B&B. The board would like more compliance when it comes to deed restrictions.
- II. General Session Call to Order: 6:40 pm
 - a. General Session was called to order by Managing Agent Tabitha Ross. Quorum was established during executive session.
 - i. In attendance: John Leech, Val Krupin, Harold Vance, Curtis Culver
 - ii. Managing Agent: Tabitha Ross
 - iii. Homeowners: 10
- III. Meeting Code of Conduct Review: Each member present was provided a Code of Conduct to be followed during the meeting.
- IV. Meeting Minute Review/Approval- Meeting minutes from January 13th, 2022 were presented. Director Culver requested item 6b be removed from previous meeting minutes. With that being the only requested change to be made the motion to approve the minutes was made by Director Culver seconded by Director Krupin and passed with all in favor.
- V. Summation of Executive Session: Managing Agent Tabitha Ross summarized the executive session points.
- VI. Ratification of Actions Taken Between Meetings.
 - a. Pool furniture ordered
 - b. Pool light fixtures are being replaced and upgraded, showers repaired, new water fountain will be installed.
 - c. Pool fence needs replacement-waiting for materials and contractor availability.
 - d. Finalizing repairs to the pool building from the freeze, via insurance.
- VII. Financial Review:
 - a. Minor reclassification of some line items
 - b. No questions about the bank balances

VIII. Presidential Update:

- a. March, some landscaping will be removed and replaced with grass
- b. The board is asking the mud to help reimburse the HOA for maintaining MUD property adjacent to the community.

IX. Homeowner Forum:

- a. A homeowner inquired about the ducks and what, if any efforts are being made to get rid of them. The board responded stating they are looking into options for the ducks but have not yet made any decision.
- b. Unleashed animals in the community has been a concern.

X. Next Meeting:

XI. Adjournment of General Session: With no further business, items to transact or homeowner questions Managing Agent Tabitha Ross moved to adjourn the general session at 6:59 pm.

Executive Session:

Call to Order: 6:09 pm

Quorum: Harold Vance, Val Krupin, John Leech, Curtis Culver arrived late but was present.

Business:

-Director Leech has insisted that ALL checks require double signature in Strongroom. There needs to be two board members to sign off on any approved invoices. This needs to be corrected in Strongroom.

-Bookkeeping is a pain point. Payables with duplicate payments being approved. Estimates being uploaded as actual invoices.

-Fully escalated: The board would like to wait on sending the below accounts to the attorney.

9601204922 - hold

9600717727 - hold

9600304719 - hold


9600304619 - hold

-Letter for landlords, waiting for attorney approval from Spectrum and needs to have a letter created to go out to the homeowners.

Adjourn: 6:34 pm



Secretary, Lakes of Pine Forest

Christina Bailey, Spectrum


Date