

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
Lakes of Pine Forest Homeowners Association
November 15, 2022**

The Board of Directors of Lakes of Pine Forest Homeowners Association met in a regular meeting, open to the membership, on November 15, 2022 at Spectrum Office and via Zoom Meetings pursuant to notice duly given in accordance with law.

I. Executive Session Call to Order at 6pm

II. Quorum was met

III. Business

1. The board discussed accounts of twelve (12) uncured for deed restrictions and unanimously approved to send twelve (12) to the attorney: 9600304715 9600404918 9600717727 9601104819 9601705002 9602304935(ALL) 9602504715(both) 9602504739(both)
2. The board discussed accounts of zero (0) assessment and unanimously approved to send zero (0) to the attorney.
3. With no further business the executive session adjourned at 6:44pm

IV. Homeowner Hearings

1. There was 2 hearings.

V. General Session Call to Order-The meeting was called to order by Board of Directors at 5:45pm.

a. In attendance

- i. Board of Directors- John Leech, Val Krupin, Harold Vance, Curtis Culver
- ii. Managing Agent Christina Bailey, Community Manager, Spectrum Association Management
- iii. Homeowners-There were eleven (11) homeowners in attendance at the start of the meeting.

VI. Board Introductions- Each Board member in attendance introduced themselves to the community.

VII. September 2022 Meeting Minute Review/Approval-The board was presented the September 2022 Meeting Minutes. The board approved.

VIII. Financial Review- Board needed the Jan 2022 MUD Reimbursement corrected and the streetlights separated from the electric GL line

IX. Business- New

- a. Business in Progress
 - i. Signage around the lakes
 - ii. Tree planting
 - iii. Freeze claim
 - iv. Commercial Vehicle signage
 - v. The board appointed John Cameron to the board
- b. New Business / Ratifications between meetings
 - i. Pool Contract maintenance/lifeguards – Lone Star Pools effective November 1st
 - ii. Lake Pro Contract renewal
 - iii. Dead Tree Removal (4x) – Stump grinding and bore treatment
 - iv. Electrical at pool building – Ceiling fan and GFCI outlets
 - v. Algaecide treatment by Lake Pro
 - vi. Website Renewal- 1 Year
 - vii. Pool Equipment Repairs (x2 Invoices)
 - viii. Approved Reserve Transfer for pool repairs- two transfers approved for \$2961.16 & \$1377.54
 - ix. Amendment for Rental and Leasing Policy
- c. Committee Reports
 - i. Social Committee
 - 1. NNO
 - 2. Trunk or Treat Report
 - 3. Halloween House Decorating Contest
 - 4. List upcoming events – Santa December 10th
 - ii. Grounds Committee
 - iii. New board positions:
 - 1. Curtis: President
 - 2. Valery: Secretary
 - 3. John L.: Treasurer
 - 4. Harold: Member at Large
 - 5. John C: Member at Large


X. Homeowner Forum-

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

- Landscapers making noise behind homeowner home every Saturday morning
- Solicitations in the community
- Sidewalks that need to be fixed by the MUD
- Dead landscaping on HOA property

- Trash stickers
- Mailbox replacements

XI. **Adjournment of General Session-** With no further business items to transact or homeowner questions, Director Leech moved to adjourn the general session at 8:19pm



Val Krupin
Secretary, Lakes of Pine Forest

11-15-2022
Date