



**HOA BOARD OF DIRECTORS' MEETING
MINUTES
January 13, 2014**

Ginnie Bucek, Board President, called the meeting to order at 6:33 p.m.
The meeting was held at 4210 Old Grove Drive, Mansfield, TX.

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President
Erika Uggen, Secretary
Scott Smith, Treasurer
Chris Hamilton, Director at Large

Paul Blevins, Vice President (absent)

Meka Bowling, FirstService Residential, HOA Manager

CONSENT AGENDA

The Board reviewed the minutes of the October 28, 2013 Board meeting
***MOTION MADE BY SCOTT SMITH, SECONDED BY CHRIS HAMILTON TO
APPROVE THE OCT. 28TH MINUTES. MOTION PASSED 4 – 0 (1 member absent)***

OLD BUSINESS

- A. East Broad Street Construction Update
 1. Paul Blevins to continue providing the Board with updates from the city
 2. After construction is completed, Board requested Meka to have the exterior brick walls assessed for damage/maintenance and obtain bids for repair cost
 3. City is scheduled to replaced trees that were removed during construction
 4. After construction is completed, Board requested Meka to obtain landscape bids for re-landscaping the frontage areas and the entrance flower beds at Lowe's Farm Parkway and Volk Drive
 5. Board requested Meka to check on irrigation & electrical concerns at these entrances

- B. Sunbelt Storage Facility Outcome
 - 1. Ginnie Bucek and Chris Hamilton recapped the City Council's action on the proposed zoning change from C2 to PD as requested by Sunbelt Storage. Even though Sunbelt Storage removed their zoning change request, the City Council voted for the zoning change to PD. The City Council also requested any future building in this area must adhere to their additional building specifications as discussed in the hearings.

NEW BUSINESS

- A. 2014 Annual Meeting Preparation
 - 1. Meeting to be held on Tuesday, March 18th at Danny Jones Middle School at 7:00 p.m.
 - 2. Board requested Meka to reserve the facility and provide the Board with a timeline for information and ballots to be mailed to homeowners
- B. On-line Voting Discussion
 - 1. Board discussed option of on-line voting provided through *VOTE HOA NOW*. **MOTION MADE BY SCOTT SMITH, SECONDED BY CHRIS HAMILTON TO APPROVE ON-LINE VOTING FOR THE ANNUAL MEETING. MOTION PASSED 4 - 0. (1 absent)**
- C. Pool Decking Repair Bids
 - 1. Board reviewed several bids to repair the decking area surrounding the pools and the cracks in the kiddie pool
MOTION MADE BY CHRIS HAMILTON, SECONDED BY SCOTT SMITH TO APPROVE OUTDOOR LIVING FOR BOTH POOL DECKING REPAIRS AND CRACKS IN KIDDIE POOL (INCLUDING CUSTOM SCORELINE SYSTEM FOR CRACKS). MOTION PASSED 4 - 0. (1 absent)
- D. Pool Area Wood Staining Bids
 - 1. Board reviewed several bids to re-stain the wood on the amenity center's buildings
MOTION MADE BY GINNIE BUCEK, SECONDED BY SCOTT SMITH TO APPROVE SANDERS CONSTRUCTION FOR RE-STAINING THE WOOD ON THE AMENITY CENTER'S BUILDINGS. MOTION PASSED 4 - 0. (1 absent)
- E. Pool & Playground's Wrought Iron Fence Re-Painting Bids
 - 1. Board reviewed several bids to re-paint the wrought iron fencing surrounding the amenity center, pool and playground areas
MOTION MADE BY GINNIE BUCEK, SECONDED BY SCOTT SMITH TO APPROVE SANDERS CONSTRUCTION FOR RE-PAINTING THE WROUGHT IRON FENCING. MOTION PASSED 4 - 0. (1 absent)
- F. Tree Up-Lighting Bids
 - 1. Scott Smith suggested the Board table this discussion until all board members are present at the next Board meeting
- G. Front Entrance Electrical and Sprinkler Repair Bids
 - 1. Board tabled discussion and requested Meka Bowling to obtain an updated report on electrical and sprinkler system repair issues at the front entrances caused by East Broad road construction

H. Foreclosure Approvals

1. Board reviewed foreclosure recommendations provided by attorney.
MOTION MADE BY SCOTT SMITH, SECONDED BY CHRIS HAMILTON TO EXPEDITE FORECLOSURE PROCESS FOR ACCOUNT #s 0275, 0053, 0131, AND 0010. MOTION PASSED 4 - 0. (1 absent)

I. Current Newsletter Scheduled to be Mailed Before end of February 2014

J. FirstService Residential Management Report by Meka Bowling

1. Reviewed December 2013 Financial Report
2. 29 homeowners delinquent on their HOA dues for a total of \$42,555 outstanding. This data includes:
 - a. 3 homeowners with 1st notice sent = \$5,664
 - b. 4 homeowners with small balance = \$365
 - c. 1 homeowner with Demand Letter = \$416
 - d. 2 homeowners transferred to attorney = \$2,743
 - e. 4 homeowners with Lien = \$4,406
 - f. 8 homeowners referred for foreclosure = \$20,453
 - g. 4 homeowners currently in bankruptcy status = \$6,169
 - h. 3 homeowners currently on payment plans = \$2,339
3. Correspondence sent out since last meeting included information regarding storage facility zoning change action, Santa at the Castle event, and upcoming board meeting
4. ACC Modification Log and 13 Violations were reviewed
5. Reviewed End-Of-Year Project Update and Status Report
6. Reviewed Standard Balance Sheet and Income Statement Report

EXECUTIVE SESSION

Executive sessions may be called from time to time to discuss personnel or legal matters. Executive sessions are open to board members and management company officials only.

NEXT BOARD OF DIRECTORS' MEETING

Primary Date: Tuesday, February 25th at 6:30 p.m.
Location: 4210 Old Grove Drive

Annual Meeting: Tuesday, March 18th at 7:00 p.m.
Location: Danny Jones Middle School (cafeteria)

ADJOURN

MOTION MADE BY SCOTT SMITH AND SECONDED BY CHRIS HAMILTON TO ADJOURN MEETING. MOTION PASSED 3 – 0. (2 absent)
MEETING ADJOURNED AT 8:30 P.M.