



LOWE'S FARM

In Mansfield

Lowe's Farm HOA
BOARD OF DIRECTORS' MEETING
MINUTES
JANUARY 28, 2015

Ginnie Bucek, Board President, called the meeting to order at 7:00 p.m.
The meeting was held at Mansfield Activity Center, 106 S. Wisteria Street, Mansfield, TX 76063

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President
Paul Blevins, Vice- President
Scott Smith, Treasurer
Erika Uggen, Secretary

Jessica Sedgewick, FirstService Residential HOA Account Manager

Chris Hamilton, Member at Large (absent)

CONSENT AGENDA

The Board reviewed the minutes of the November 19, 2014 Board meeting.

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE THE NOVEMBER 19TH BOARD MEETING MINUTES. MOTION PASSED 4-0, (1 member absent)

FIRST SERVICE RESIDENTIAL MANAGEMENT REPORT by Jessica Sedgewick

- A. Review of Communications since last meeting included Annual HOA Meeting's Nominations Form mailed to homeowners
- B. Review of 20 CC&Rs Violations
- C. Review of 5 ACC Modification Log (1 completed and 4 open)
- D. Review of 3 *Completed* and 7 *In Process* Action Items
- E. Reviewed November and December 2014 Financial Reports
 - 1. Standard Balance Sheet, Income Statement Report, Variance Report
 - 2. 38 homeowners delinquent on their HOA dues for a total of \$29,081 outstanding. As of 12/31/14 this data includes:

- a. 4 homeowners with No Collection Status = \$745
 - b. 10 homeowners with Cleared From Collections = \$323
 - c. 1 homeowners with Demand Letter Processed by First Service = \$1,183
 - d. 1 homeowners with Transfer to Attorney for Lien = \$1,889
 - e. 10 homeowners with Lien Property = \$9,816
 - f. 5 homeowners with Referred for Foreclosure = \$6,641
 - g. 3 homeowners with Payment Plan with First Service = \$364
 - h. 4 homeowners with Bankruptcy = \$8,120
- F. Upcoming Events
 - 1. Annual HOA Meeting on March 17, 2014 at 7:00 p.m. at Danny Jones Middle School
 - G. Reviewed Pulman, Cappuccio, Pullen, Benson & Jones, LLP 2014 Account Status Report
 - H. Reviewed Tree Violations
 - I. Reviewed Fence Violations

NEW BUSINESS

- A. Discussion of Fence Staining Requirements
 - 1. The HOA's attorney reviewed the fencing regulations within the CC&Rs and determined the ACC's interpretation of the fence regulations were correct. The attorney also determined the Board and ACC have the discretionary power to approve select stains that can be used in the community. The attorney's findings will become a published record for future reference.
- B. Reviewed Proposals for Resurfacing Amenity Center Concrete and Re-Painting Playground Equipment

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE EXTERIOR APPEAL'S BID #2752 WITH SPECIFICATIONS AND NOT TO EXCEED \$6,627.67. MOTION PASSED 4 – 0, (1 member absent)

- C. Reviewed Proposal for Playground Pavilion Light

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE EXTERIOR APPEAL'S BID #2756 NOT TO EXCEED \$341.12. MOTION PASSED 4 – 0, (1 member absent)

- D. Reviewed Proposal for Hook/Nail Removal and Mortar Repair on Monuments
- MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE TST'S BID #4236 NOT TO EXCEED \$680.00. MOTION PASSED 4 – 0, (1 member absent)**

- E. Reviewed Energy Renewal Price Rates

MOTION MADE BY SCOTT SMITH, SECONDED BY PAUL BLEVINS TO APPROVE 36 MONTH RATE ENERGY RENEWAL CONTRACT WITH BRILLIANT, MOTION PASSED 4 – 0, (1 member absent)

- F. Reviewed Pool Ambassador Proposal

- 1. Ginnie Bucek requested a preliminary meeting with the supervisor to review protocols before the start of the pool season.

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE COMMUNITY AMBASSADOR PROPOSAL FOR POOL SEASON FROM MAY 16 TO SEPTEMBER 27, 2015. MOTION PASSED 4 – 0, (1 member absent)

- G. Spring Garage Sale scheduled for Saturday, April 18, 2015 from 8 a.m. to 4 p.m.

HOMEOWNER INPUT

- A. John Gardner, 4301 Woodcrest, inquired why long-term extensions couldn't be implemented for violations. Scott Smith, ACC chairman, explained only short-term extensions are granted, otherwise violations would not be resolved in a timely fashion. The HOA follows the state's mandates for curing violations.
- B. Michael Ford, 4301 Aston, noted a lack of communication from the management company that occurred over a year ago. The Board suggested if this occurs to contact a Board member to intercede.

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 MEETINGS

Annual HOA Board Meeting on March 17, 2015 at 7:00 p.m. at Danny Jones Middle School

Primary Date: Wednesday, April 8, 2015 at 7:00 p.m.
Location: TBD
Backup Meeting: Thursday, April 9, 2015 at 7:00 p.m.
Location: TBD

ADJOURN

**MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO ADJOURN MEETING. MOTION PASSED 4 – 0, (1 member absent)
MEETING ADJOURNED AT 8:24 P.M.**

