



**HOA BOARD OF DIRECTORS' MEETING
MINUTES
April 23, 2014**

Ginnie Bucek, Board President, called the meeting to order at 7:13 p.m.
The meeting was held at 1401 Parkside Drive, Mansfield, TX.

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President
Paul Blevins, Vice President
Erika Uggen, Secretary
Chris Hamilton, Director at Large

Scott Smith, Treasurer (absent)

Meka Bowling, FirstService Residential, HOA Manager

Homeowner: Chris Carney, 1315 Rosebriar Lane

CONSENT AGENDA

The Board reviewed the minutes of the February 25, 2014 Board meeting
***MOTION MADE BY PAUL BLEVINS, SECONDED BY CHRIS HAMILTON TO
APPROVE THE FEB. 25TH MINUTES. MOTION PASSED 4 – 0 (1 member absent)***

The March 18, 2014 Annual HOA Board Meeting minutes were unavailable for review.
Meka Bowling will have the annual meeting powerpoint and its recap posted on the LF
HOA website.

HOMEOWNER INPUT

Chris Carney had questions regarding CC&Rs regarding fence replacement.

OLD BUSINESS

- A. Landscape Review and Discussion
 - 1. Ginnie Bucek met with the City on April 17th for a preliminary walk through regarding landscaping along our brick wall perimeter. City will make repairs and adjustments. The City will schedule a final walk through upon completion of these items.
 - 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. Dan Peters is consulting with a landscape designer for the entry and brick wall perimeter.
 - 4. Board tabled Site's bids until City has its work completed
- B. Fence Stain Discussion
 - 1. Due to the absence of Scott Smith (ACC chairman) the discussion of fence staining options will be tabled until the next meeting.
- C. Wildflower Plaque Bids
 - 1. Site will pay for signage and re-seeding the Wildflower area at the amenity center. Tabled approval of signage until more information provided.
- D. Foreclosure Parameter Draft
 - 1. Meka Bowling presented common guidelines to the Board regarding foreclosures. The Board requested Meka to obtain more information from the attorney.

NEW BUSINESS

- A. Officer Elections
 - 1. Officer positions discussed amongst Board members.
MOTION MADE BY PAUL BLEVINS, SECONDED BY CHRIS HAMILTON TO KEEP ALL OFFICES CURRENT: GINNIE BUCEK – PRESIDENT, PAUL BLEVINS – VICE PRESIDENT, SCOTT SMITH – TREASURER, ERIKA UGGEN – SECRETARY, CHRIS HAMILTON – DIRECTOR AT LARGE.
MOTION PASSED 4 - 0. (1 absent)
- B. HOA Newsletter
 - 1. Ginnie Bucek encouraged Board members to write articles for the June newsletter. Submissions due to her by May 15th.
- C. FirstService Residential Management Report by Meka Bowling
 - 1. Reviewed February and March 2014 Financial Reports
 - 2. 74 homeowners delinquent on their HOA dues for a total of \$64,270 outstanding. This data includes:
 - a. 19 homeowners owe small amount or late fees only = \$1,153
 - b. 2 homeowners only owe 2014 – reminder sent 4/16 = \$1,026
 - c. 4 homeowner only owe 2014 – 2nd notice sent 4/16 = \$2,062
 - d. 20 homeowners with Demand Letter sent, transferred to attorney = \$12,398
 - e. 9 homeowners with Lien (at attorney) = \$12,171
 - f. 7 homeowners in foreclosure process (at attorney) = \$24,187

- g. 3 homeowners currently in bankruptcy status = \$5,251
 - h. 5 homeowners' accounts currently on hold = \$2,520
 - i. 5 homeowners currently on payment plans = \$3,502
3. Correspondence sent out since last meeting included information regarding Annual Meeting reminder and recap, Board meeting notice, pool opening letter and pool rules, and the HOA newsletter
 4. ACC Modification Log and 65 Violations were reviewed
 5. Reviewed Task List Update and Status Report
 6. Reviewed Tree Violation List

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: Wednesday, May 28th at 7:00 p.m.
Location: 1401 Parkside Drive

Backup Meeting: Wednesday, June 4th at 7:00 p.m.
Location: 1401 Parkside Drive

ADJOURN

***MOTION MADE BY PAUL BLEVINS AND SECONDED BY CHRIS HAMILTON TO ADJOURN MEETING. MOTION PASSED 4 – 0. (1 absent)
MEETING ADJOURNED AT 8:24 P.M.***