



**HOA BOARD OF DIRECTORS' MEETING
MINUTES
May 28, 2014**

Ginnie Bucek, Board President, called the meeting to order at 7:03 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
Scott Smith, Treasurer (late arrival)
Chris Hamilton, Director at Large (late arriva)

Meka Bowling, FirstService Residential, HOA Director of Management
Jessica Sedgwick, FirstService Residential, HOA Account Manager

CONSENT AGENDA

The Board reviewed the minutes of the April 23, 2013 HOA Board meeting and the
March 18 Annual HOA meeting

***MOTION MADE BY PAUL BLEVINS, SECONDED BY ERIKA UGGEN TO APPROVE
THE APRIL 23rd and MARCH 18th MINUTES. MOTION PASSED 4 – 0 (1 member
absent)***

FIRSTSERVICE RESIDENTIAL MANAGEMENT REPORT by Meka Bowling

- A. Review of Communications sent out since last meeting included Pool Opening Party postcard and email, and email notice for upcoming Board meeting
- B. Review of ACC Modification Log (7 completed and 2 open) and Violations (47)
- C. Reviewed Completed Action Items (9) and In Progress Action Items (6)

- D. Reviewed May 2014 Financial Report
 - 1. Standard Balance Report, Income Statement Report, Variance Report
 - 2. 62 homeowners delinquent on their HOA dues for a total of \$59,283 outstanding. This data includes:
 - a. 17 homeowners owing small amounts/fines/late fees = \$897
 - b. 2 homeowners with 2nd Notice sent = \$1,294
 - c. 2 homeowners with Demand Letter being processed = \$836
 - d. 11 homeowners Demand Letter sent, transferred to attorney = \$9,343
 - e. 4 homeowners at Collections Attorney - Filing Liens = \$4,286
 - f. 4 homeowners at Attorney, Liens Filed, referred for Foreclosure = \$7,156
 - g. 7 homeowners currently in Foreclosure Process = \$23,187
 - h. 7 homeowners currently on Payment Plans = \$4,100
 - i. 3 homeowners currently in Bankruptcy = \$5,251
 - j. 5 homeowners with Accounts on Hold = \$2,933
- E. Upcoming Events
 - 1. Dive-In Movies scheduled for June 21, July 12, August 16, September 27
 - 2. Pool Season Closes September 28
- F. Reviewed Tree Violation Report

OLD BUSINESS

- A. East Broad Street Construction Update
 - 1. Ginnie Bucek reported Mr. Boski requested the HOA to send an invoice listing landscape and electrical damages caused by the road construction
 - 2. Mr. Boski requested no HOA work to be done until the road construction is completed and the HOA has signed off with the City
 - 3. Paul Blevins to continue providing the Board with updates from the city
- B. Landscape Review and Discussion
 - 1. Meka Bowling to contact Brinkman and Site for design plans for the entrances at Lowe's Farm Parkway and Volk, and the brick wall expanse facing E. Broad
- C. Fence Stain Discussion
 - 1. Board discussed fence stains and decorative fence appearance
 - 2. Board requested Paul Blevins and Scott Smith to determine stain selections and communicate this information to homeowners
- D. Foreclosure Parameter Draft
 - 1. Board reviewed proposed Foreclosure Guidelines
 - 2. Revision to parameters made on one guideline

MOTION MADE BY PAUL BLEVINS, SECONDED BY CHRIS HAMILTON TO APPROVE BOARD POLICY FOR FUTURE FORECLOSURES. MOTION PASSED 5 – 0

- E. Electrical Project at Main Entrance
 - 1. Meka Bowling presented a bid regarding boring issues for the median lighting project

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO APPROVE ADDITIONAL COST OF THE DIRECT BORE AND ADDITIONAL MATERIALS FOR \$2,654.12. MOTION PASSED 5 – 0

NEW BUSINESS

A. Assessment of Brick Wall Repairs along East Broad Street

1. Exterior brick walls to be assessed for damage prior to installing landscaping

B. Foreclosure Approval for Accounts 0073, 0094, 0299, 0411, 0374

MOTION MADE BY PAUL BLEVINS, SECONDED BY SCOTT SMITH TO MOVE ON FORECLOSURE FOR THE 5 ACCOUNTS. MOTION PASSED 5 – 0

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, July 30th at 7:00 p.m.

Location: 1401 Parkside Drive

Backup Meeting: Tuesday, August 5th at 7:00 p.m.

Location: 1401 Parkside Drive

ADJOURN

***MOTION MADE BY SCOTT SMITH AND SECONDED BY PAUL BLEVINS TO ADJOURN MEETING. MOTION PASSED 5 – 0.
MEETING ADJOURNED AT 8:29 P.M.***