



Lowe's Farm HOA

BOARD OF DIRECTORS' MEETING MINUTES JUNE 10, 2015

Ginnie Bucek, Board President, called the meeting to order at 7:01 p.m.
The meeting was held at 1401 Parkside Drive, Mansfield, TX 76063

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President

Paul Blevins, Secretary

Scott Smith, Treasurer

Erika Uggem, Director at Large

Jessica Sedgewick, FirstService Residential HOA Account Manager

Chris Hamilton, Vice-President (absent)

HOMEOWNER INPUT:

Ogechi Ekeke	4315 Aston Lane	Nneoma Ogbogu	1311 Grayhawk Drive
Bertha Akubukwe	1402 Lennox Way	Joe/Iliana Monje	1313 Grayhawk Drive
Jeriann Sigley	1308 Grayhawk Drive		

- I. Homeowners Ekeke, Akubukwe, Ogbogu, and Monje expressed concern about MISD discontinuing bus service to Cora Spencer Elementary from Lowe's Farm. Board advised the homeowners need to attend the next School Board meeting on June 27th @ 7pm @ Mansfield Performing Arts Center and express their concerns to the School Board. The Board will continue to post messages on Facebook and NextDoor regarding this issue and the date and time of next school board meeting.
- II. Homeowner Singley expressed concern about the large increase in property taxes for her home due to a significant increase in home valuation. Board suggested the homeowner appeal to the Tarrant County Appraisal District.

CONSENT AGENDA

The Board reviewed the minutes of the April 8, 2015 Board meeting and follow up email discussion for the pool filter sand replacement.

MOTION MADE BY SCOTT SMITH, SECONDED BY ERIKA UGGEN TO APPROVE THE APRIL 8TH MEETING MINUTES AND RATIFY THE APPROVAL FOR THE POOL FILTER SAND REPLACEMENT. MOTION PASSED 4-0, (1 member absent)

FIRST SERVICE RESIDENTIAL MANAGEMENT REPORT by Jessica Sedgewick

- A. Review of Communications since last meeting included a postcard and three email blasts sent to homeowners.
- B. Review of 48 CC&Rs Violations
- C. Review of 11 ACC Modification Log (10 approved and 1 open)
- D. Review of 11 *Completed* and 5 *In Process* Action Items
- E. Reviewed March, April, and May 2015 Financial Reports
 - 1. Standard Balance Sheet, Income Statement Report, Variance Report
 - 2. 57 homeowners delinquent on their HOA dues for a total of \$45,761 outstanding. As of 6/8/15 this data includes:
 - a. 2 homeowner with No Collection Status = \$150
 - b. 21 homeowners with Cleared From Collections = \$1,794
 - c. 9 homeowners with Demand Letter Processed by First Service = \$6,381
 - d. 1 homeowner with Transfer to Attorney for Lien = \$2,394
 - e. 9 homeowners with Lien Property = \$14,549
 - f. 4 homeowners with Referred for Foreclosure = \$7,772
 - g. 5 homeowners with Payment Plan with First Service = \$2,338
 - h. 4 homeowners with Bankruptcy = \$7,988
 - i. 1 homeowner with Payment Plan with Attorney = \$1,562
 - j. 1 homeowner with Accounts On Hold = \$833
- F. Upcoming Events
 - 1. Dive-in Movie on July 11th
 - 2. Dive-in Movie on August 15th
 - 3. End of Season Pool Party, National Night Out, and Dive-in Movie on September 26th

NEW BUSINESS

- A. Discussion and review of 3 Tree Care Proposals for tree care services including pruning, thinning, soil conditioning, and horticultural oil treatment. Board postponed taking any action on these proposals until the fall.
- B. Discussion and review of a Security Service Proposal from a Security Service Contractor to provide security patrols in Lowe's Farm. The cost to provide a patrol vehicle for 8 hours each night, 7 days a week, is \$4,575 per month. The HOA does not have sufficient funds to cover this expense, so it would require increasing dues by \$125 per year for every homeowner. Increasing dues requires a meeting of the homeowners and vote. Board agreed to put this proposal on the agenda for discussion at the next Annual Meeting of Homeowners in 2016.
- C. Reviewed bid for additional Kiddie Cushing for Playground.

MOTION MADE BY SCOTT SMITH, SECONDED BY ERIKA UGGEN TO APPROVE ADDITIONAL KIDDIE CUSHION PROPOSAL WITH PAYMENT OF \$557 TO BE MADE FROM THE EXPENSE ACCOUNT. MOTION PASSED 4-0, (1 member absent)

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 MEETING

Primary Date: Wednesday, August 5, 2015 at 7:00 p.m.
Location: 1401 Parkside Drive
Backup Meeting: Thursday, August 6, 2015 at 7:00 p.m.
Location: 1401 Parkside Drive

ADJOURN

***MOTION MADE BY ERIKA UGGEN, SECONDED BY SCOTT SMITH TO ADJOURN MEETING.
MOTION PASSED 4 – 0, (1 member absent)
MEETING ADJOURNED AT 7:50 P.M.***

