



Lowe's Farm HOA BOARD OF DIRECTORS' MEETING MINUTES JUNE 15, 2016

Chris Hamilton, Board President, called the meeting to order at 7:03 p.m.
The meeting was held at 1401 Parkside Drive, Mansfield, TX 76063

ATTENDEES:

The following Board Members were present:

Chris Hamilton, President
Paul Blevins, Vice-President
Dan Peters, Secretary
Erika Uggen, Treasurer
Ginnie Bucek, Director at Large

Tonya Jo Smith, First Service Residential HOA Account Manager
Meka Bowling, First Service Residential HOA Director of Management

HOMEOWNER INPUT:

None

CONSENT AGENDA

The Board reviewed the minutes of the April 18, 2016 Board meeting

MOTION MADE BY GINNIE BUCEK, SECONDED BY PAUL BLEVINS TO APPROVE THE APRIL 18TH MEETING MINUTES AS AMENDED. MOTION PASSED 5-0

FIRST SERVICE RESIDENTIAL MGMT. REPORT by Tonya Jo Smith

- A.** Review of Communications since last meeting included: Introduction of New Association Manager and Updated ACC Form Information
- B.** Review of 46 CC&Rs Violations
- C.** Review of Open Violations
 - 1. Decorative Fence requirements (10 homeowners)
Manager renewed Trophas

- 2. Missing Trees (1 homeowner)
 - Board requested manager to include 3 other dead trees at next Board meeting
- D. Review of ACC Modification Log (2 submitted, 1 approved with conditions)
- E. Review of 4 *Completed* and 8 *In Process* Action Items
- F. Reviewed April 2016 Financial Reports
 - 1. Standard Balance Sheet, Income Statement Report, Variance Report, Foreclosure List
 - 2. 40 homeowners delinquent on their HOA dues for a total of \$32,369 outstanding. As of 6/7/16 this data includes:
 - a. 2 homeowners with No Collection Status = \$58
 - b. 10 homeowners with Cleared From Collections = \$1,102
 - c. 1 homeowners with 2nd Notice Reminder = \$546
 - d. 1 homeowners with Pending Demand Letter = \$546
 - e. 7 homeowners with Demand Letter Sent by FSR = \$8,277
 - f. 5 homeowners with Lien on Property = \$8,989
 - g. 3 homeowners with Referred for Foreclosure = \$7,892
 - h. 7 homeowners with Payment Plan with First Service = \$2,316
 - i. 1 homeowner with Payment Plan with Attorney = \$835
 - j. 3 homeowner with Account On Hold = \$1,808
 - 3. Board asked Manager to provide number of rental properties at next Board meeting

OLD BUSINESS

- A. Playground Kiddie Mulch Project Completed
- B. TST Brick Wall Repair & Soil Compaction Project Completed
- C. Board Discussed ACC Fence Violations
 - 1. Board requested Manager to include action items & dates in management report at next Board meeting
 - 2. Board reviewed account # 0066 and recommended an attorney demand letter for unpaid fence violation fees not covered by previous two bankruptcies be sent 30 days following their TROPHA letter sent on June 7, 2016

NEW BUSINESS

- A. Board Reviewed Landscape Updates
 - 1. Main entrance east flowerbed flood lights are not correctly aligned
 - 2. Main entrance west column lamp not lit
 - 3. Several Amenity Center lights are not operational
- B. Board Discussed Deck Surface Peeling of Ladies' Bathroom
 - Board requested Manager to check into warranty and repair
- C. Board Discussed and Reviewed Account # 0213
 - Board requested Manager to check on "hard costs" still owed. Only "soft costs" can be waived.
- D. Board Reviewed Bid by Greater Texas Landscaping for Removing Vines in Cedar Trees
 - Board tabled this item for discussion at July Board meeting

E. Board Reviewed and Discussed 4 Recommended Foreclosures

MOTION MADE BY PAUL BLEVINS, SECONDED BY GINNIE BUCEK TO PROCEED WITH FORECLOSURES ON ACOUNT #s 0010 AND 0370. MOTION PASSED 5 - 0.

F. President Chris Hamilton submitted his resignation on the Board of Directors due to the sale of his residence. The Board discussed the interim of his resignation.

MOTION MADE BY PAUL BLEVINS, SECONDED BY ERIKA UGGEN TO INVITE LIZ WRIGHT, FORMER BOARD MEMBER, TO RETURN AS A MEMBER AT LARGE UNTIL THE 2017 HOA BOARD ELECTIONS. PAUL BLEVINS TO BE INTERIM PRESIDENT. 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 MEETING

Primary Date: August 10th at 7:00 p.m.
Location: 1401 Parkside Drive
Backup Meeting: August 11th at 7:00 p.m.
Location: 1401 Parkside Drive

ADJOURN

MOTION MADE BY PAUL BLEVINS, SECONDED BY GINNIE BUCEK TO ADJOURN MEETING. MOTION PASSED 5 – 0. MEETING ADJOURNED AT 8:25 P.M.

