

LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
July 16, 2013

Ginnie Bucek, Board President, called the meeting to order at 6:31 p.m.
The meeting was held at 4210 Old Grove Dr., Mansfield TX.

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President
Paul Blevins, Vice President (arrival at 6:54 p.m.)
Erika Uggen, Secretary
Scott Smith, Treasurer
Chris Hamilton, Director at Large
Michele McConnelee, First Service Residential Association Manager

CONSENT AGENDA

The Board reviewed the minutes of the last Board Meeting (5/14/13)

MOTION MADE BY SCOTT SMITH, SECONDED BY CHRIS HAMILTON TO ACCEPT THE MAY 14th MINUTES. MOTION PASSED 4 – 0 (1 MEMBER ABSENT)

OLD BUSINESS

- A. Upcoming Social Events
 - 1. Dive-In Movie - August 16
 - 2. End of Pool Season Party and Dive-In Movie – September 28
 - 3. Pool Season ends September 29
 - 4. Fall Community Garage Sale - October 5
 - 5. Santa Event at the Castle - December 8 from 2 – 4 p.m. (Vendors confirmed date.)
 - 6. Fall Festival and National Night Out are currently not scheduled
- B. Charcoal Grill Installed at Amenity Center
- C. Pool Furniture- Chris Hamilton to list remaining Black Wrought Iron Table Set on Craig's List.
- D. Board Reviewed 3 Bids for Decorative Fence Proposal
MOTION MADE BY SCOTT SMITH, SECONDED BY CHRIS HAMILTON TO APPROVE SANDERS CONSTRUCTION CO. TO COMPLETE DECORATIVE FENCE PROPSAL. MOTION PASSED 4 – 0 (1 MEMBER ABSENT)

NEW BUSINESS

- A. East Broad Street Construction
 - 1. Paul Blevins met with the Construction Manager, Site Landscaping Manager and Dan Peters regarding irrigation issues and which trees needed to be removed for upcoming road construction
 - 2. Board requested Michele McConnelee to obtain legal clarification concerning homeowners' property easement along the brick screening wall
 - 3. Board requested Michele McConnelee to obtain a list of tree replacement suggestions for the trees removed during the road construction
- B. Board discussed the overgrown trees/shrubs bordering Westridge's Drive residential lots and the adjacent vacant lot – causing wood fence problems
 - 1. Board requested Michele McConnelee to request the vacant lot owner (developer) to remedy the trimming of the trees/shrubs issue and/or to contact the City of Mansfield for a resolution

- C. Site Landscape Update
 - 1. Ginnie Bucek reviewed landscaping concerns and resolutions to be made by Site
- D. Trash Can Proposal for Amenity Center by Michele McConnellee
 - 1. Board requested Michele to obtain more comparison bids for commercial grade trash cans
- E. Michele McConnellee reported vehicles hit 2 homeowners' mailboxes – both repaired
- F. Michele McConnellee provided the Board with Texas' guidelines for Solar Panels

FIRST SERVICE RESIDENTIAL MANAGEMENT REPORT – Michele McConnellee

- A. Reviewed May and June 2013 Financial Reports
- B. 39 homeowners delinquent on their HOA dues (8.9% of all homeowners) for a total of \$31,451 outstanding. This data includes:
 - 1. 7 homeowners owe 2013 dues and/or small balance = \$1,686
 - 2. 7 homeowners transferred to Attorney/Lien = \$5,325
 - 3. 1 homeowner currently in bankruptcy status = \$4,179
 - 4. 6 homeowners currently on payment plans = \$2,311
 - 5. 18 homeowners currently at Red Rock for collections = \$17,950
- C. Correspondence sent out since last meeting included information regarding Dive-In Movies and pool news
- D. One ACC application request was received and approved since the last Board meeting
- E. A total of 54 violation notices for CC&R infractions were sent out since the last Board meeting
- F. Reviewed update and status of current HOA projects
 - 1. WiFi resolution at Amenity Center should be completed by July 19
 - 2. Board requested Michele to check on phone lines at Amenity Center (911 and gate access)
 - 3. Board requested Michele to check with Dallas Security if disconnection of Cool Access router will affect security system
- G. Michele requested Board to bring 2014 budget requests to next meeting for discussion
 - 1. Repainting of Amenity Center wrought iron fencing proposal
 - 2. Resurfacing pool decking proposal
 - 3. Landscaping Proposals

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 Director's Meeting

Primary Date: Tuesday, September 17th at 6:30 p.m.
Location: 1401 Parkside Drive
Backup Date: September 24th at 6:30 p.m.

ADJOURN

***MOTION MADE BY PAUL BLEVINS AND SECONDED BY SCOTT SMITH TO ADJOURN MEETING.
MOTION PASSED 5 – 0. MEETING ADJOURNED AT 7:52 P.M.***