



Lowe's Farm HOA

BOARD OF DIRECTORS' MEETING MINUTES AUGUST 10, 2016

Paul Blevins, Board President, called the meeting to order at 7:10 p.m.
The meeting was held at 1401 Parkside Drive, Mansfield, TX 76063

ATTENDEES:

The following Board Members were present:

Paul Blevins, Vice President

Liz Wright, Member at Large

Dan Peters, Secretary

Erika Uggem, Treasurer (left meeting at 8:04 PM)

Ginnie Bucek, Director at Large

Tonya Jo Smith, First Service Residential HOA Account Manager

CONSENT AGENDA

The Board reviewed the minutes of the June 15, 2016 Board meeting

MOTION MADE BY GINNIE BUCEK, SECONDED BY ERIKA UGGEN TO APPROVE THE JUNE 15TH MEETING MINUTES. MOTION PASSED 5-0

FIRST SERVICE RESIDENTIAL MGMT. REPORT by Tonya Jo Smith

- A.** Review of Communications since last meeting included: 3 Board Meeting Emails, *Watch Your Car* Email, and 2 Dive-In Movie Emails
- B.** Review of 25 CC&R's Violations
- C.** Review of Open Violations
Board requested Manager to show "status" of violations in future reports
 - 1. Decorative Fence requirements (6 homeowners)
Manager renewed Trophas
 - 2. Missing Trees (4 homeowner)
- D.** Review of ACC Modification Log
4 submitted: 1 approved, 1 approved with conditions, 1 in review, 1 denied

- E. Review of 8 *Completed* and 8 *In Process* Action Items
 - 1. Board tabled Attorney Letter for Non-Responsive CCR Violations until next meeting
 - 2. Board awaiting another bid for Women's Bathroom Decking Repair
- F. Reviewed May, June, and July 2016 Financial Reports
 - 1. Income Statement Report, Variance Report, Foreclosure List
 - 2. 38 homeowners delinquent on their HOA dues for a total of \$39,093 outstanding. As of 7/31/16 this data includes:
 - a. 2 homeowners with No Collection Status = \$58
 - b. 9 homeowners with Cleared From Collections = \$1,119
 - c. 1 homeowners with Demand Letter Sent = \$718
 - d. 6 homeowners with Transferred to Attorney for Lein = \$8,227
 - e. 3 homeowners with Lien on Property = \$4,440
 - f. 5 homeowners with Referred for Foreclosure = \$12,168
 - g. 4 homeowners with Payment Plan with First Service = \$1,156
 - h. 5 homeowners with Bankruptcy = \$9,516
 - i. 1 homeowners with Payment Plan with Attorney = \$835
 - j. 2 homeowners with Account On Hold = \$854
- G. Upcoming Events: Dive-In Movies on August 13 and September 17; End-of-Pool Party and National Night Out on October 1; Fall Garage Sale on Sept. 24; Santa Event TBD

OLD BUSINESS

- A. Board Reviewed ACC Fence Violations on Management report
- B. Amenity Center access cards provided to Board members have been updated to provide emergency access to pool/storage shed areas
- C. Fox Lane Street Sign – replacement sign completed
- D. Dead Trees at Amenity Center have been removed
- E. Board reviewed and discussed Handyman List
- F. Board Reviewed and Discussed Foreclosure of Account # 0122

MOTION MADE BY DAN PETERS, SECONDED BY ERIKA UGGEN TO PROCEED WITH FORECLOSURE ON ACCOUNT # 0122. MOTION PASSED 5 - 0.

NEW BUSINESS

- A. Board reviewed staining of wood fence at Amenity Center Area Manager to obtain bids for repair work (50/50) and for staining only the HOA side
- B. Board discussed Management Report Action Items
- C. Board discussed several proposals to include in the 2017 Budget
- D. Manager presented role of a Lifestyle Manager for Board consideration
- E. Board discussed eNewsletter schedule
- F. Board updated HOA Email Forwarding Address Setup

OFFICER APPOINTMENTS:

The Board made a determination on how to fill the open presidency position on the Board.

MOTION MADE AT 8:25PM BY DAN PETERS, SECONDED BY GINNIE BUCEK TO APPOINT PAUL BLEVINS AS PRESIDENT AND LIZ WRIGHT AS VICE PRESIDENT. MOTION PASSED 4-0, 1 ABSENTEE

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: October 12th at 7:00 p.m.

Location: 1401 Parkside Drive

Backup Meeting: October 13th at 7:00 p.m.

Location: 1401 Parkside Drive

ADJOURN

MOTION MADE BY PAUL BLEVINS, SECONDED BY LIZ WRIGHT TO ADJOURN MEETING.

MOTION PASSED 4 – 0, 1 ABSENTEE. MEETING ADJOURNED AT 8:45 P.M.



LOWE'S FARM
In Mansfield