



**Lowe's Farm HOA**  
**BOARD OF DIRECTORS' MEETING MINUTES**  
**August 22, 2019**

Tim Tracy, Board President, called the meeting to order at 7:00 p.m. The meeting was held at 4104 Wildbriar Lane, Mansfield, TX 76063

**ATTENDEES:**

The following Board Members were present:

Tim Tracy, President  
Kim Cannady, Vice President  
Bill Redman, Treasurer  
Jane Thompson, Secretary  
Leslie Gamel, First Service Residential HOA Account Manager

**CONSENT AGENDA**

The Board reviewed the minutes of the July 25, 2019 Board meeting.

***MOTION MADE BY KIM CANNADY SECONDED BY TIM TRACY TO APPROVE THE JULY 2019 MEETING MINUTES. MOTION PASSED 4-0.***

**HOMEOWNER INPUT:**

None present

**COMMITTEE/OFFICER REPORTS:**

Tim Tracy, stated that Marc Capots, verbally committed to head up the Safety Committee

It was agreed by all to extend Pool Closing to October 15, 2019 due to multiple Pool closings because of gate issue.

## **FIRST SERVICE RESIDENTIAL MGMT. REPORT – Leslie Gamel**

- A. Review of E-mail Blast Communications included: Dive in Movie invitation, National Night Out and Board Meeting Announcement
- B. Call Center Call Log – 20 calls have been received through the 24 hour-customer care center since 7/30/19
- C. Review of 97 Current Open and 28 Current Closed CC&R's Violations
- D. Collection Updates:
  - a. Unit #0365, 0396, 0064 and 0420, sent to Attorney to pursue for Resolution.
- E. Review of ACC Modification Log
  - 4 approved, 4 denied
- F. Reviewed Financial Report for July 31, 2019
  - 1. Standard Balance Sheet, Income Statement Report, Variance Report, Delinquent Report
  - 2. 36 homeowners' delinquent on their HOA dues for a total of \$52,467.00 outstanding as of 7/31/2019 this data includes:
    - a. 7 homeowners with No Collection Status = \$830
    - b. 1 homeowner with 2<sup>nd</sup> Notice = \$430
    - c. 3 homeowners demand sent by Attorney = \$5,172.00
    - d. 6 homeowners with Transferred to Attorney for Lien = \$10,698
    - e. 8 homeowners with Lien on Property = \$13,103
    - f. 3 homeowners with Referred for Foreclosure = \$9,351
    - g. 1 homeowner with Payment Plan with FSR = \$363
    - h. 2 homeowners with Bankruptcy = \$6,654
    - i. 1 homeowner with Payment Plan with Attorney = \$279.00
    - j. 4 homeowners Pending Attorney Demand Letter = 5,587
- G. Upcoming Events
  - a. September – 2020 operating budget approval
  - b. October – NNO event and Pool Closing
  - c. Santa at the Castle – Dec 1

### **UNFINISHED BUSINESS:**

Adopt Revised ACC Guidelines

***MOTION MADE TO ACCEPT REVISED ACC GUIDELINES BY KIM CANNADY, SECONDED BY BILL REDMAN. MOTION PASSED 4-0***

## **NEW BUSINESS:**

- A. 2020 Operating Budget to be finalized in the September, 2019 Board meeting.
- B. Leslie will provide 3 proposals for replacement of Pool gate panel by next board meeting
- C. Committee report information to be sent to Leslie by September 3<sup>rd</sup> in order for HOA Newsletter to reach homeowners prior to National Night Out on October 5<sup>th</sup>.

## **NEXT BOARD MEETINGS:**

Thursday, September 19, 2019 @ 7:00 p.m. to be held at 4104 Wildbriar Lane.

Thursday, October 17, 2019 @ 7:00 p.m. to be held at 4104 Wildbriar Lane.

## **ADJOURN**

***MOTION MADE BY TIM TRACY, SECONDED BY JANE THOMPSON TO ADJOURN MEETING.***

***MOTION PASSED 4-0. MEETING ADJOURNED AT 8:30 P.M.***