



## **Lowe's Farm HOA**

### **BOARD OF DIRECTORS' MEETING MINUTES**

**SEPTEMBER 19, 2019**

Tim Tracy, Board President, called the meeting to order at 7:00 p.m. The meeting was held at 4100 Block of 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

Chris Uggen, Board Member at Large

Leslie Gamel, First Service Residential HOA Account Manager

#### **CONSENT AGENDA:**

The Board reviewed the minutes of the August 22, 2019 Board meeting.

***MOTION MADE BY KIM CANNADY SECONDED BY BILL REDMAN TO APPROVE THE AUGUST 2019 MEETING MINUTES. MOTION PASSED 5-0.***

#### **HOMEOWNER INPUT:**

Michelle Bourbon

4300 block of Old Grove

New to neighborhood and volunteered to work with Social Committee

## **COMMITTEE/OFFICER REPORTS:**

### **Safety Committee:**

Marc Capots confirmed his commitment be Safety Committee Chairman.  
Status update on NNO event on October 5, 2019 was provided.  
Remaining items were divided among Board Members and Marc.

### **Social Committee:**

Lowe's Farm Neighborhood Garage Sale will be October 19, 2019. This will be advertised through e-mail blast, Facebook and Nextdoor

Santa at the Castle will be on December 1, 2019 with update at October Board meeting.

### **Landscape Committee:**

Kim Cannady updated on Wildflower Bed at Amenity Center.

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

- A. Review of E-mail Blast Communications included: Board meeting announcement and Pool closed for repairs/opening announcement
- B. Call Center Call Log – 15 calls have been received through the 24 hour-customer care center since 22 August 2019.
- C. Review of 112 Current Open and 1 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, 2 approved with conditions and 1 denied
- F. Reviewed Financial Report for August 31, 2019
  - 1. Standard Balance Sheet, Income Statement Report, Variance Report, Delinquent Report
  - 2. 35 homeowners' delinquent on their HOA dues for a total of \$53,070.00 outstanding as of 8/31/2019 this data includes:
    - a. 7 homeowners with No Collection Status = \$830.00
    - b. 0 homeowner with 2<sup>nd</sup> Notice = \$0.00
    - c. 2 homeowners demand sent by Attorney = \$2,351.00
    - d. 3 homeowners with Transferred to Attorney for Lien = \$6,755.00
    - e. 6 homeowners with Lien on Property = \$8,585.00

- f. 5 homeowners with Referred for Foreclosure = \$12,458.00
- g. 1 homeowner with Payment Plan with FSR = \$363.00
- h. 2 homeowners with Bankruptcy = \$6,654.00
- i. 4 homeowner with Payment Plan with Attorney = \$5,439.0
- j. 2 homeowners Pending Resale = 4,435.00
- k. 3 homeowners Pending Attorney Demand Letter = 5,201.00

G. Pool Side Table damaged – ***MOTION TO WAIVE FEES TO HOMEOWNER BY TIM TRACY AND SECOND BY BILL REDMAN. MOTION PASSED 5-0.***

H. Upcoming Events

- a. October 5 – NNO event and Pool Closing
- b. October 19 – Neighborhood Garage Sale
- c. Santa at the Castle – Dec 1

### **UNFINISHED BUSINESS:**

2020 Operating Budget approved as modified, ***MOTION MADE TO ACCEPT BY KIM CANNADY, SECONDED BY CHRIS UGGEN. MOTION PASSED 5-0.***

### **NEW BUSINESS:**

Leslie to obtain 2 neighborhood drive through's per month (in addition to hers) at no cost to the HOA.

Examine items (furniture, painting, lights) that need to be tended to prior to pool opening next year.

### **NEXT BOARD MEETINGS:**

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

### **ADJOURN**

***MOTION MADE BY KIM CANNADY, SECONDED BY BILL REDMAN TO ADJOURN MEETING. MOTION PASSED 5-0. MEETING ADJOURNED AT 8:42 P.M.***