



Lowe's Farm HOA BOARD OF DIRECTORS' MEETING MINUTES November 13, 2019

Tim Tracy, Board President, called the meeting to order at 7:02 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 October 17, 2019 Board meeting.

MOTION MADE BY KIM CANNADY SECONDED BY BILL REDMAN TO APPROVE THE OCTOBER 2019 MEETING MINUTES. MOTION PASSED 4-0.

HOMEOWNER INPUT:

ACC Hearing #0236-03 (4300 Block of Old Grove) for Modification installment to Shed not as approved. Homeowner requested for reconsideration of placement of Shed. Request denied by Board, Motion made by Tim Tracy and Seconded by Bill Redman. Homeowner will resubmit another application on Shed

ACC Hearing on #0082-05 (1300 Block of Fox Lane) for planter bed enhancement. Homeowner requested Variance for landscaping. Request approved by Bill Redman and Seconded by Jane Thompson.

COMMITTEE/OFFICER REPORTS:

Social Committee:

Santa Event to be on December 1, 2019 from 2:00 p.m. to 4:00 p.m. Santa and Sleigh confirmed for event. Kim Cannady will confirm Photographer. Bill Redman will look into Hot Chocolate Vendor for event. Jane Thompson will pick up cookies and candy canes for event.

FIRST SERVICE RESIDENTIAL MGMT. REPORT – Leslie Gamel

- A. Call Center Call Log – 19 calls have been received through the 24 hour-customer care center since 11/13/19
- B. Review of 84 Current Open CC&R's Violations
- C. Reviewed Financial Report for October 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 \$52,950.00 outstanding as of 10/31/2019 this data includes:
 - a. 8 homeowners with No Collection Status = \$838
 - b. 0 homeowner with 2nd Notice = \$0.00
 - c. 3 homeowner demands sent by FSR = 6,069
 - d. 0 homeowners demand sent by Attorney = \$0.00
 - d. 3 homeowners with Transferred to Attorney for Lien = \$6,074
 - e. 6 homeowners with Lien on Property = \$8,585
 - f. 5 homeowners with Referred for Foreclosure = \$12,458
 - g. 1 homeowner with Payment Plan with FSR = \$218
 - h. 2 homeowners with Bankruptcy = \$6,654
 - i. 4 homeowner with Payment Plan with Attorney = \$4,989
 - j. 1 homeowners Resale Pending = 4,454
 - k. 2 homeowners referred for Attorney Demand = 2,412
 - l. 1 homeowner New Owner Account = 200
- D. Upcoming Events
 - a. Santa at the Castle – Dec 1

UNFINISHED BUSINESS:

Gate access control panel, Board agreed upon using "Notification System"

Resurface of concrete in Pool area and Bathrooms, to be done in March or April, 2020
MOTION MADE TO ACCEPT REPLACEMENT OF GATE CONTROL PANEL AND FOR RESURFACE IN POOL AREA MADE BY KIM CANNADY, SECONDED BY TIM TRACY. MOTION PASSED 4-0

NEW BUSINESS:

- A. Address Fence and Parking Lot in the Amenity Center to be done in April 2020

NEXT BOARD MEETINGS:

Thursday, January 16, 2020 @ 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 4-0. MEETING ADJOURNED AT 8:31 P.M.