

Lowe's Farm HOA

BOARD OF DIRECTORS' MEETING MINUTES

September 17, 2013

1401 Parkside Drive, Mansfield, TX



Open Session 6:30 PM

Ginnie Bucek, Board President, called the meeting to order at 6:33 p.m.
The meeting was held at 1401 Parkside Drive, Mansfield, TX.

ATTENDEES:

The following Officers and Directors were present:

Ginnie Bucek, President

Paul Blevins, Vice President (arrived at 6:39 pm)

Erika Uggem, Secretary

Scott Smith, Treasurer

Chris Hamilton, Director at Large (absent)

Michele McConnelee, FirstService Residential, HOA Manager

CONSENT AGENDA

The Board reviewed the minutes of the last Board meeting (7/16/13)

MOTION MADE BY SCOTT SMITH, SECONDED BY ERIKA UGGEN TO ACCEPT THE JULY 13TH MINUTES. MOTION PASSED 3 – 0 (2 member absent).

HOMEOWNER INPUT

- A. Jeremy Mueller, 4100 Orchid Lane
 - 1. Concerns regarding E. Broad Street construction – brick wall safety and landscaping trees along wall
 - 2. Concerns regarding zoning change #13-008 and Sunbelt Storage facility proposal
- B. Daniel Seneff, 4206 Crestview Lane
 - 1. Curious about the Sunbelt Storage facility development on property along Woodcrest and behind Westridge
- C. Mario Garcia, 1209 Westridge Drive
 - 1. Concerns regarding decline in property value and safety of neighborhood due to the Sunbelt Storage facility proposal
 - 2. Questions regarding the wall surrounding storage facility
- D. Charlette Fuller, 4216 Crestview Lane
 - 1. Concerns regarding traffic and proximity of Sunbelt Storage facility to the neighborhood playground area
 - 2. Concerns regarding the safety of the neighborhood
- E. Ron Moody, 1308 Thistle Lane
 - 1. Concerns regarding Sunbelt Storage facility and neighborhood safety

OLD BUSINESS

- A. Upcoming Social Events
 - 1. **Saturday, September 28: End-of-Pool-Season Party**
 - a. Pizza party (6:30 pm) followed by Dive-In Movie (7:30 pm)
 - b. Requested visitation by MPD for NNO input
 - 2. **Saturday, October 5: Fall Garage Sale**
 - a. Board asked Michele to post email and send postcard for this event
 - 3. **Sunday, December 8: Santa Event at the Castle**
 - a. Vendors confirmed for 2 – 4 pm
 - b. Board asked Michele to post email and send postcard for this event

- B. East Broad Street Construction
 - 1. Paul Blevins will contact road contractor regarding trench for electrical conduit at the main entrance of Lowe's Farm Parkway
- C. Landscaping
 - 1. Lowe's Farm Parkway entrance beds and grasses
 - a. Discussion of decline of annuals and lawn due to irrigation cut off by road construction
 - b. Site to replace perennials after road construction completed
 - c. Site to replace maidenhair grasses when weather cools
 - d. Site to replace bluebonnet seed at amenity center circle (see budget for designated flowerbed)
 - e. Hanover Development to trim overgrown shrubs and remove debris from fence line bordering Westridge residences
 - f. Board asked Michelle to request bid from Site Landscaping for drip irrigation conversion for designated flowerbeds
- D. Decorative Fence
 - 1. Project to be completed on Wed. Sept. 18
- E. Newsletter
 - 1. Board recommends retaining current printing company for better pricing
 - 2. Submission of articles by October 18 for a mailing before Dec. 4
 - 3. Board requests landscape committee take YOTM photos with digital camera for better resolution

NEW BUSINESS

- A. Electrical for Lowe's Farm Parkway
 - 1. Board tabled electrical bid discussion until next meeting
 - 2. Board asked Michele to have companies re-submit bids for revised lighting proposal
- B. Sunbelt Storage Facility
 - 1. Zoning Committee denied #13-008 request for zone change from C2 to PD
 - 2. Facility can submit plans at upcoming City Council meetings
 - 3. Board will inform Lowe's Farm neighborhood of date if and when it is placed on the Council's agenda
- C. Collections
 - 1. Board reviewed PCPB&J LLP's request regarding 3 accounts which haven't responded to lien deadline
 - a. Board asked Michele to check on legal fee costs before making a determination on these accounts
 - 2. Account # 112

MOTION MADE BY PAUL BLEVINS TO MOVE FORWARD WITH FORECLOSURE PROCEEDINGS ON ACCOUNT # 112 AND SECONDED BY SCOTT SMITH. MOTION PASSED 4 - 0. (1 absent)
 - 3. Account # 131

MOTION MADE BY PAUL BLEVINS TO DENY REQUEST FOR REDUCTION IN PAYMENT ON ACCOUNT # 131 AND SECONDED BY SCOTT SMITH. MOTION PASSED 4 - 0. (1 absent)
- D. Preliminary Budget
 - 1. Michele presented Board with preliminary budget for review. Budget will be revised and resubmitted for approval at next Board meeting.
- E. FirstService Residential Management Report by Michele McConnelle
 - 1. Reviewed July and August 2013 Financial Reports
 - 2. 35 homeowners delinquent on their HOA dues (8.02% of all homeowners) for a total of \$37,426 outstanding. This data includes:
 - a. 3 homeowners owe 2013 dues and/or small balance = \$61
 - b. 2 homeowners with 2nd notices = \$573
 - c. 2 homeowners with Demand Letter = \$1,209
 - d. 5 homeowners with Lien = \$4,571
 - e. 1 homeowner currently in bankruptcy status = \$4,179
 - f. 5 homeowners currently on payment plans = \$892
 - g. 17 homeowners currently at Red Rock for collections = \$25,941
 - 3. Correspondence sent out since last meeting included information regarding HOA Board meeting, zoning change #13-008, end-of-pool season party, dive-in movies, East Broad street construction, and parking reminders
 - 4. Four ACC application requests were received since the last Board meeting: 2 approved, 2 denied
 - 5. A total of 60 violations notices for CC&R infractions were sent out since the last Board meeting
 - 6. Reviewed update and status of current HOA projects
 - a. Paul Blevins will place HOA Fall Garage Sale ad in newspapers
 - b. WiFi problems at amenity center still not resolved; Michele to contact AT&T again
 - c. City will supply trees and drip irrigation with East Broad street construction

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 DIRECTORS' MEETING

Primary Date: Monday, October 21st at 6:30 p.m.

Location: 1401 Parkside Drive

Backup Date: Monday, October 28th at 6:30 p.m.

ADJOURN

MOTION MADE BY PAUL BLEVINS AND SECONDED BY SCOTT SMITH TO ADJOURN MEETING.

MOTION PASSED 4 – 0. (1 absent)

MEETING ADJOURNED AT 8:57 P.M.