

MINUTES OF MEETING
LOWE'S FARN HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 24, 2007

Chris Clark, Board President, called the meeting to order at 7:00 p.m. The meeting was held at 4307 Woodcrest Lane in Mansfield.

ATTENDEES:

The following Board Members were present:

Chris Clark
Dan Sides
Paul Blevins
Ben King
Liz Wright

The following was also present:

Brian Ruby, Association Manager with Premier Communities Management.

APPROVAL OF MINUTES

Review and Approval of Minutes, motion made by Ben King, seconded by Dan Sides. After re-canvassing results of the BOD Election, it was determined an error had been made. After votes were counted, it was found that Chris Clark had earned a two-year term and Dan Sides had earned a one-year term. There was a motion to modify the minutes of 05-02-07, by Chris Clark and seconded by Ben King, motion carried 5-0.

II PRESENTATIONS

Report on Open Management Company Action Items – Premier Communities
Pool Issues

Proposal was presented for adding key card access to Amenity Center bathrooms during 9:00 p.m. – 9:00 a.m. Date of key card installation was Nov. 16, 2006. Board requested Premier to move forward with DSS, needing a revised contract on system to include monitoring of bathroom system, and Board needs to know if system is proprietary.

Report from Premier on what other communities are doing for pool security.

Findings – Security firms are expensive, it was decided that at this time no motion would be taken, due to cost compared with history of vandalism.

Structural report is still pending on brick damage at Amenity Center - no evaluation.

Landscape - bid was received by Hadden that would combine the cost of commons area and area inside fence around pool, (previously handled by Landtech Systems Inc.).

Premier will move forward with accepting bid.

Board requested Premier to have Phase II East drainage to be brought to the same safety and appearance of the drainage area in Phase II West. After reviewing bids, Accent Fence Co., motion was made by Dan Sides, seconded by Ben King, motion carried 5-0, to accept the bid of \$16.50 a foot for fencing.

III COLLECTION OF DELINQUENT ACCOUNTS

Ruling from attorney, HOA could not include common area privileges suspension letter with certified notice of lien. Determined HOA would take action concerning delinquent accounts. Board instructed Premier to draft a letter in accordance with TCP

209.006 suspending use of the HOA common areas including the pool and disabling the pool access card and to deliver by certified mail, return receipt requested, the letter to everyone who has an account of \$100.00 or more outstanding. The letter would need to reference Section 209.006 and include the remedies including the right to request an appeal before the board within 30 days. The cost of the certified letter plus a reasonable administrative fee should be added to the homeowner's account. Motion presented by Dan Sides and seconded by Ben King, motion carried 5-0.

Brian will respond to Paul Blevins, Treasurer, concerning letters that have not been sent that have previously met delinquent guidelines.

Concerning yard violations, a 30-day TROPA notice sent to homeowner's if occupied, if property is vacant, front yard only would be mowed immediately. Cost \$25 over service fee. After 30 days, occupied property will be mowed every 2 weeks, unless homeowner has provided Premier with notice that they will take responsibility for their yard.

Friendly notice - \$10, Administration Fee. Motion to accept was made by Paul Blevins and seconded by Dan Sides, motion carried 5-0.

CONTRACTUAL BUSINESS

Update from Premier on the AT&T High Speed RFI – waiting proposal. No action.

IV FINANCIAL REPORT – Paul Blevins & Premier Communities

Questions concerning April Financials

Issues or Action Items concerning 2006 and Q1 2007 financial review – no action, Paul is reviewing.

ACC Issues – Paul Blevins & Premier Communities

Motion to allow ACC to receive monthly ARC Control Comprehensive was made by Paul Blevins and seconded by Chris Clark, motion carried 5-0.

Request to receive reports in sort able excel format. Chris Clark request of Premier a monthly scoreboard report to post on website, a subtotal of each violation.

OIL & GAS LEASE – Contract presented concerning Woodstone Resources. Motion to approve was given by Dan Sides, seconded by Ben King, motion carried 5-0, and contract was signed and notarized.

V COMMITTEE BUSINESS

Committee Chairs were recommended and approved, motion by Ben King and seconded by Dan Sides, final vote – 5-0. List as follows:

Architectural Control Committee Chair – Randy Schlieker (check spelling)

Landscape Committee Chair – Chris Wright

Safety Committee Chair – Robert Wilcox

Communications Committee Chair – Brian Becker

Social Committee Chair – Kara King

Pool Committee Chair – Suzanne Daulton

VI Website and newsletter update given by Chris Clark

Luau at the Amenity Center Update – Liz Wright

VII Discussion regarding meeting with developers of The Broadstone at Lowe's Farm, meeting set for June 11th.

NEXT MEETING;

Board scheduled meeting with Bart Scott, newly elected Mayor of Mansfield, on Wednesday, June 27, 2007.

Motion to adjourn was made by Paul Blevins at 10:17 p.m., and seconded by Ben King.

ADDITION TO THE MINUES MADE 06-01-07; SUBSEQUENT ACTION TAKEN WITH ELECTRONIC QUORUM RELATING TO MAY 24, 2007 BOARD MEETING

Via email on May 29, 2007:

Motion: Instruct Premier communities to draft a letter in accordance with TPC 209.006 suspending use of the HOA common areas including the pool and disabling the pool access card and to delivery by certified mail, return receipt requested, the letter to everyone who has an account of \$100.00 or more outstanding. The letter would need to reference Section 209.006 and include the remedies including the right to request an appeal before the board within 30 days. The cost of the certified letter plus a reasonable administrative fee should be added to the homeowner's account. On accounts where notice has been delivered to homeowner in the past 6 months about the delinquent assessment, the letter will indicate that common area access has been suspended effective immediately until the assessment is paid or the resident requests a hearing in writing. In cases where notification has not been made yet, suspension will take place 31 days after sending the letter in accordance with TPC 209.06. Common area access suspension will not be enforced on homeowners who make an effort to remedy the delinquency through an agreed upon payment plan.

Motion by Clark, seconded by Blevins. 5 in Favor, (Sides, Wright, King, Clark, Blevins)

Via email on June 1, 2007:

Motion: On yards that have become a nuisance with high weeds and high grass, instruct Premier Communities to send an immediate TROPA Letter to the owner indicating that unless the yard is handled by owner within 10 days, the association will mow the at the homeowner's expense. If the problem continues after 31 days of the date of the notice, the association will mow the yard at homeowner expense and assess a \$35.00 administrative cost per mowing to offset HOA administrative expense relating to the violation.

Motion by Clark, seconded by Sides. 4 in Favor, (Sides, Wright, King, Clark); 0 Against; 1 Absentee (Blevins out of town).