

MINUTES OF MEETING  
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
August 22, 2007

Chris Clark, Board President, called the meeting to order at 7:30 p.m. The meeting was held at 1511 Parkside Drive in Mansfield.

ATTENDEES:

The following Officers and Directors were present:

Chris Clark  
Dan Sides  
Paul Blevins  
Ben King  
Liz Wright

The following representatives from Premier Communities were present:

Brian Ruby, Association Manager

APPROVAL OF MINUTES – Previously approved via e-mail.

MANAGEMENT COMPANY REPORT

Financial Condition

Discussed the Delinquencies, Liens, & Foreclosures. Brian shared that 7 out of 8 of the homeowners who received foreclosure letters were now paid. Some area's unclear on credits or debits. **ACTION ITEM:** Board requested Brian to bring report of all liens to the next meeting.

Compliance

ACC Report

Westridge Issue – homeowner has appealed the ACC decision. It was noted that Granbury stone is required by HOA. When homes had used the wrong brick/stone in the past, they were required to replace with Granbury stone. The neighbors are no longer speaking due to the drainage problem the retaining wall has caused in her yard. Question brought up, when is it landscaping, when is it a retaining wall. City guideline shows it is a retaining wall if over 4'. Paul suggested the neighbor go to the city directly, starting with Bart Vanamburgh with her complaint. The city could act with much more authority and speed in a drainage modification issue than either Premier or the ACC. **ACTION ITEM:** Brian was requested by the board to send a letter to homeowner offering for him to present his case before the HOA Board. This issue was tabled until the next meeting.

Contact With HUD

4201 Greenwood Way now has garage door fixed but late yard issues.

### Escalation of Serious & Ongoing Yard Issues

Standard needs to be maintained also important for the harmony and conformity in the neighborhood. **ACTION ITEM:** Brian to create a direct mail for landscape rules Section 4.13 that on 3<sup>rd</sup> letter – fee for mowing. 1<sup>st</sup> gives 30 days, TROPA or 2nd letter allows for fine plus fees. Due to ongoing complaints, the Board requested the most aggressive stance allowed. \$35.00 mowing fee, \$35.00 administrative fee, fine of \$25.00 now after 3<sup>rd</sup> letter.

### Fence Violation on Lone Oak

Homeowner is making the corrections himself to bring into compliance, Brian will keep the ACC informed.

## GENERAL BUSINESS

### Landscape

Received new vendor bids for the entire common area. The board tabled decision on the contract until warranty work on landscape is complete. **ACTION ITEM:** Board requests Brian contact Landtech to secure warranty work immediately.

Yard of the Month Update – August was presented to Gerry and Sherry Williams at 4209 Aston Lane. The homeowners were presented with a \$50 Home Depot Gift Card. Photos and details will be on the Lowe's Farm Website, with information how homeowners may nominate for their favorite yards in the future. Plans are being made for the September Yard of the Month.

Phase 2 – Downhill at Old Grove – conditions improved, water is back on, but not up to HOA standards. Chris instructed Brian to audit the area weekly and take whatever corrective action necessary to keep it clean, manicured, and clear of debris.

Results of Meeting /Drive through with Landscape Committee – report from Chair – Chris Wright presented by Liz Wright. Several bids were presented relating to landscape enhancements in the common areas, including mulch on Lowe's Farm Parkway and Pool area; and Woodcrest and Lowe's Farm Pkwy wall landscape bids. While all of the proposed enhancements are appropriate, the board tabled action on the bids until after the Woodcrest situation is resolved with Hanover. Landscape Committee asked that future items be considered: benches at Amenity Center and at the Castle on Lowe's Farm Parkway; shade structures at Amenity Center; change current light fixture at the Castle with a recessed fixture, current fixture is about 18" above ground.

Holiday Decorations: waiting on bids. Board requested an upgrade from last year's level of decorations.

Mansfield City Water policy – clarified that city is paying Lowe's Farm Parkway – from signs at corner. PVC on road being capped. **ACTION ITEM:** Paul will check with the city on who is responsible for correcting irrigation system when East Broad is widened.

Social

Request for T-Shirt Funding for the committee – they have a sponsor

Safety

National Night Out Review – all agreed it was a huge success. Photos were provided to Chris for inclusion on the website

Pool

Need for a new committee chair – discussed but no appointments

Pool will close the end of September, so officially as of October 1, 2007 the pool will be closed for the year. This date will be announced on the website.

Communications

Next newsletter date - to be announced. ACTION ITEM: Ben will work with Brian Becker to coordinate.

Neighborhood Directory – form for submission will be sent with newsletter.

WOODSTONE – OIL AND GAS UNLEASED PROPERTIES – currently 75% of homeowners have signed. ACTION ITEM: Board will include Woodstone contact information in the next newsletter information for those wishing to sign up. Drilling company needs a clear line for drilling, and needs more homeowners to sign. HOA cannot take a position of endorsement or distribute information to homeowners on who has not signed an agreement. HOA can refer questions to Woodstone.

SEPTEMBER 19, 2007 BOARD MEETING will be at Chris Clark's home, 1511 Parkside Dr.

EXECUTIVE SESSION

Executive Session for the purpose of discussing potential litigation on Woodcrest Lane, consideration of annual management company contract, and personnel matters.

RETURN TO BOARD MEETING

Actions relating to discussion in Executive Session:

Actions related to Woodcrest Lane –

**ACTION ITEM:** E-mail residents encouraging them to attend City Council Meeting on August 27. Chris will distribute speech to the rest of the board for review

**ACTION ITEM:** Organize Fall Membership Meeting – Date TBA.

Important Topics:

Possibly ask mayor to attend to explain his position on child predator ordinance and Woodcrest Lane

Board – explain the entire Woodcrest history

Voter Registration Drive – Board will continue to make this a priority at every event and in every direct mail.

Woodstone Resources – do a presentation to the board. Explain why we cannot gate the community. Provide accurate info on the retail, multi family developments, and road improvements. Report on board activities since we took office in April.

Actions related to Management Company Contract -  
A Motion by Paul Blevins to deliver notification to manage the association for year beginning Oct 1, 2007 – Sept 30, 2008. Motion seconded by Chris Clark. Motion carried 5-0.

Action related to Board Position, Vice President – Committees  
Motion by Dan Sides to position current Member at Large director position as Vice President of Committees to better facilitate coordination of committee chairs. Motion seconded by Liz Wright. Motion carried 4 For, 0 Against, 1 Abstain.

**ADJOURN – 10:55 p.m.**