

MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 19, 2007

Chris Clark, Board President, called the meeting to order at 7:00 p.m. The meeting was held at 1511 Parkside Drive in Mansfield.

ATTENDEES:

The following Officers and Directors were present:

Chris Clark
Dan Sides
Liz Wright

Members unable to attend;

Paul Blevins – proxy given to Chris Clark

Ben King – proxy given to Liz Wright

The following representatives from Premier Communities were present:

Brian Ruby, Association Manager
Charles Wray

APPROVAL OF MINUTES – Previously approved via e-mail.

GUEST SPEAKER: BARTON SCOTT, MAYOR OF MANSFIELD

Mayor Scott had requested the opportunity to speak to the board regarding the child sexual predator ordinance initiative on which he is working. He will be organizing a door-to-door petition drive in the city of Mansfield; this is an opportunity for board members to better understand the initiative that will possibly affect the membership of the association. Currently, under Texas Law, a convicted Sex Offender on probation cannot reside within 1000 ft. of school, playground, etc. After probation, the ban is lifted. Mayor Scott philosophy is don't allow the restrictions to be removed.

The Mayor presented lists of other cities that have adopted the Child Sexual Predator Ordinance, such as Flower Mound with a 1500 ft. radius, Wylie, Little Elm. In Lewisville the ordinance is under consideration. He admitted his opponents claim there would allow for "pockets of Predator Friendly Zones" which he denies. If not only playgrounds, churches, schools, and school bus stops, semi-private pools were used as locators, about the only areas for them would be rural unincorporated areas.

The original state to adopt was Iowa, with the case of Doe vs. Miller. Claims the ordinance is protective in nature it is legal, even though critics claim the city would be opening itself up to lawsuits, the Mayor contends no Texas city has been sued. He feels that even if the ACLU chose to context it would be in a more conservative state, since Texas is the most conservative with Iowa following.

The HOA Board supports getting the information for the petition to homeowners and agreed to allow Mayor Scott to have a booth by the voter registration table at the Fall Festival in case parents want to visit with him. Mayor Scott expects the petition drive to take place late in October for 30 days. People who sign it must be registered to vote in the city of Mansfield.

APPEAL OF ACC RULING – 1201 WESTRIDGE

Homeowner Dale Boyko of 1201 Westridge presented his appeal before the board of directors on the ACC decision to deny a modification request at his home. The board informed him that they would have a decision as soon as possible, Addition discussion was deferred to executive session.

CONSENT AGENDA

Motion to Approve by Dan Sides, Seconded by Liz Wright, Motion Passed 5-0. The board instructed Premier Communities to spend up to:

\$1,500 to excavate and sod the outfall area at Old Grove and Downhill

\$1,000 for screening around parkway utility boxes

\$4,100 for landscaping enhancements around the Amenity Center monument

\$1,800 for landscaping enhancements around the castle area

\$1,325 to mulch all HOA-owned trees on Lowe's Farm Parkway

\$2,125 for trees and landscaping at outfall area at Old Grove and Downhill

Increase 2007 social committee budget from \$5,000 to \$6,800

Fund up to \$500 to extend the pool closure date to from Sept 30 to Oct 29 in order to accommodate the Oct 27 fall festival at the amenity center.

Pulled from Consent Agenda for discussion - \$1,125 for well light enhancement in castle area. Board will need a detailed written request from the Landscape Committee on the merits of replacing current above ground lighting. Motion to remove from consent agenda by Dan Sides, Seconded by Liz Wright, Motion Passed 5-0.

FINANCIAL REPORT –

Review of Current Financial Position

Short Term CD – Q4 2007

Paul Blevins and Donn Gilray recommend the utilization of short-term 30-day revolving CD with a starting amount of \$130,000 to better leverage interest income on our operating funds.

2008 Operating Budget

ACTION ITEM: November 15, 2007 target date of Budget, board will receive a preliminary draft of the 2008 budget for consideration at the October board meeting.

MANAGEMENT COMPANY REPORT

Repairs at Amenity Center have been completed on the brick wall. Still waiting on the replacement of trees.

Presentation of Competitive Bids for Annual Landscape contract for HOA Common areas included in Premier's Packet. The HOA's liability with current contractors was questioned; Premier will report at next meeting, motion on bids was tabled until October.

Premier indicated that the contract with The Christmas Light Company in on it's third year of a three year contract. **ACTION ITEM:** Chris Clark instructed Premier to eliminate any evergreen, self renewing contracts and that contracts were not to be signed for longer than one year.

We have implemented the most aggressive and expensive stance on homeowner violations. On the subject of dead trees a letter will be sent, this Violation Letter from the lawyer will be sent notifying homeowner stating they have 30 days to replace. Charles suggested sending letters to all HOA stating as of November 1, 2007, everyone be requested to replace any dead trees. Compliance will become a public record. Motion to send letter was made by Chris Clark, Seconded by Dan Sides, Motion Passed 5-0.

COMMITTEE UPDATE – Delayed till next meeting

Newsletter – will be sent by e-mail for approval
Safety - October 4th event
Social – October 27th Fall Festival

OLD BUSINESS

Recommendation to table vote until all board members are present. Approved.

Consider and take possible action on establishing fine schedule for CCR violations
At the August meeting, the board instructed Premier Communities to research and recommend a more aggressive posture concerning the enforcement of CCR and subsequent remedies because of the ongoing issues with unacceptable yard maintenance. Premier recommendations are attached. Communication from Brian Ruby regarding this request:
http://lowesfarmhoa.hypermart.net/Documents/Agenda/09192007_Violator%20Assessment%20_Email%20from%20Brian%20Ruby.doc

Documents provided by Premier as possible guidelines for violations assessments:
http://lowesfarmhoa.hypermart.net/Documents/Agenda/09192007_Violation%20Assessment.pdf

http://lowesfarmhoa.hypermart.net/Documents/Agenda/09192007_Violation%20Assessment%20Homeowner%20Letter.pdf

http://lowesfarmhoa.hypermart.net/Documents/Agenda/09192007_Violation%20Assessment%20Schedule.pdf

Consider and take possible action on a fall general membership meeting

NEW BUSINESS

Updates on landscape on west easement behind Westridge.

Update – city is providing irrigation on Broad Street Row.

Consideration of screening landscape on Broad Street.

Discussion of Reserve Balance, and our need to justify our financial long-term goals. We will detail our list of priorities in a report for homeowners. Motion by Chris Clark and Seconded by Dan Sides to instruct Premier to get three bids on Reserve Study, Passed 5-0. **ACTION ITEM:** Premier to have 3 bids for October board meeting,

Board requests the Pool and Landscape Committees to provide written lists of needed improvements for upcoming budget planning session.

EXECUTIVE SESSION

This executive session pertains to HOA membership delinquencies and is open only to LFHOA Board Members and the Management Company of record

Delinquency report

Action item from 8/22 meeting – Premier to present a detailed and updated report on the status of all active liens and/or foreclosure actions. Board again requested accumulative total of letters sent on violations, liens, file foreclosures, non-payment of dues and not mowing from Premier. Restated our position from August that the threshold foreclosure would begin at \$1,000 and instructed Premier to move forward with said ruling.

Charles Wray requested 10 minutes on the agenda at the October Board Meeting to present an overview of a new upgrade program to be integrated with our website system.

Discuss appeal of ACC denial of modification request at 1201 Westridge - Chris stated that the board will give due diligence to review and give our ruling. Instructed Premier in the future, if a decision is tabled, a letter will be sent to the homeowner, giving a timeframe of the steps we are taking. **ACTION ITEM:** Charles Wray is researching the entire situation and chronology of events and will have a recommendation for the board by Friday Sept 28th.

ACTION RELATING TO DISCUSSION IN EXECUTIVE SESSION

Concerning possibility of Gating Woodcrest – city ordinance states we cannot gate a thru street. This is final and we will be sharing this information with all Lowe's Farm residents in future Board of Directors communication..

Chris Clark plans to meet with Dick LeBlanc of Hanover, and a member of the Mansfield City Planners office. We will wait the outcome of that meeting for final designs of Woodcrest Lane.

October Board Of Director Meeting will be determined by e-mail.

Motion to Adjourn by Liz Wright, Seconded by Dan Sides, Passed 5-0, at 11:17 p.m.