

AGENDA

Lowe's Farm HOA Board

Board of Director's Meeting
6:30 p.m. – Wednesday, November 28, 2007
4307 Woodcrest, Mansfield, TX

I CALL TO ORDER – Welcome and Acknowledgement of Quorum

II. NEW BUSINESS

Holiday Lighting – Brian Ruby

Discuss the installation of holiday lighting in the common areas of the HOA

Social Committee – Liz Wright & Chris Clark

Committee has asked the Board to approve an increase of \$200 to their budget, for a total of \$7,000.

Complaint from a resident regarding photography

Future Meeting Locations – Liz Wright

Chris Clark has requested locations and cost of holding HOA Board Meetings.

Schedule Spring General Meeting – Chris Clark

Chris Clark has requested locations and cost of holding HOA Board Meetings.

Committee Reports – Ginnie Bucek

City Council Report – Chris Clark

III. OLD BUSINESS

Appeal of ACC Ruling – Brian Ruby

Update on violations and complaints at 1201 Westridge Drive

Eviction – Brian Ruby

Discuss and take possible action on the eviction of homeowners residing in any property that has been foreclosed by the Association due to non payment of assessments

Reserve Study – Chris Clark & Brian Ruby

Update on findings concerning an independent professional vendor to provide a reserve study to the association

Establish Fine Schedule & Process for CCR Violations – Charles Wray

At the October meeting, Charles Wray was asked to formulate policy concerning CCR violations that this ad future boards could follow that was aggressive but fair.

IV. CONSENT AGENDA

Identify Items to be removed from Consent Agenda for separate consideration

The following items have already been discussed, require little or no discussion, or have informally approved by email, or are waiting routine action from the board of directors.

- 1A: Approval of Minutes from October 24, 2007 Board of Director's Meeting
- 1B: Approval of September Financials presented at October 24, 2007 board meeting

V. STAFF REPORT – Premier Communities

Financial Report – October 2007

Financial Statements

Delinquencies

Update on NJF Action on all accounts over \$1000.00

Violations

Presentation of Scoreboard n for 2007

Present final 2008 budget

(Please have this documentation distributed to the board by 12:00noon, Monday, Sept 22)

VI. EXECUTIVE SESSION

Executive sessions maybe called form time to time to discuss personnel or legal matters. Executive sessions are open to board members and management company officials only.

- Discussion and possible action concerning violation at 1201 West ridge Drive

VII. ACTION FROM EXECUTIVE SESSION

VIII. APPROVAL OF FUTURE BOARD MEETING DATES

6:30pm - Wednesday, December 19, 2007

6:30pm – Wednesday, January 23, 2008

IX. ADJOURN