

MINUTES OF MEETING  
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 28, 2007

Chris Clark, Board President, called the meeting to order at 6:35 p.m. The meeting was held at 4307 Woodcrest Lane in Mansfield.

ATTENDEES:

The following Officers and Directors were present:

Chris Clark  
Dan Sides  
Paul Blevins  
Liz Wright  
Ginny Bucek

The following representatives from Premier Communities were present:

Brian Ruby, Association Manager

BOARD MEMBER COMMENTS

Chris Clark shared strategic planning documents from the Mansfield National HOA for the board's information and consideration.

NEW BUSINESS

*Holiday Lighting – Brian Ruby*

Discussed the installation of holiday lighting in the common areas of the HOA. Though most agreed the extra lights on the tree trunks at the castle were a good addition, Premier was asked to get a proposal to add lights high on the crepe myrtles and the 4 trees surrounding the castle. Also requested was additional lighting the drought tolerant shrubs at the entrance.

*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. After discussion, it was agreed the increase made in October to \$6,800.00 which has already been approved in the 2008 budget is sufficient at this time. The board would be willing to review the budget next year, if the committee's activities require.

A complaint from a resident regarding photography vendor choice was acknowledged. The Social Committee made the decision with the current vendor and the matter was referred to the social committee.

*Future Meeting Locations – Liz Wright*

Chris Clark, noting that the board meetings should be open and easy assessable to the entire board membership, had requested locations and cost of holding HOA Board Meetings at venues other than board member's homes. . The Mansfield ISD has locations, such as Danny Jones Middle School for rental. If it is during the week it is a 3 hour minimum charge of \$25.00 an hour (\$75.00 for 3 hours) plus a \$30.00 admin fee. So the first initial meeting of the school year is \$105.00 for 3 hours and any meetings afterwards for the year is \$75.00 for 3 hours.

The Mansfield Library has three rooms that can be used for meetings without a charge. Only restriction is that the meeting must be held within the times of the library, Monday – Friday, between 10:00 a.m. – 6:00 p.m., or Tuesday, Wednesday, Thursday, from 10:00 a.m. – 9:00 p.m.

It was decided that members would not be willing to drive up to 5 miles for meetings.

Liz is contacting Walnut Ridge Baptist Church concerning a meeting area.

The board agreed that if it is not financially possible to move the meetings to an offsite location that the meetings would be more prominently posted on the LFHOA website and that the board will make every effort to welcome residents as observers to the board meetings.

#### *Schedule Spring General Meeting – Chris Clark*

Board is considering March 25<sup>th</sup> or March 27<sup>th</sup>, 2008 for the 2008 General Meeting. Liz Wright will check availability at Danny Jones Middle School and a formal resolution will be made at the December 19<sup>th</sup> board meeting.

The board further agreed to consider a nomination process for the 2008 board elections. Chris Clark will work with Brian Ruby to develop a process for presentation to the board in December.

## COMMITTEE REPORTS

### *Safety Committee*

Ginnie Bucek reported that on behalf of the safety committee, David Littlefield has requested that an update on the identity theft seminar be included in the next newsletter.

### *Board of Directors*

Chris Clark will start working on a Communique of HOA Board issues for January 2008, similar to the May 2007 communication, which will include:

1. Woodcrest Lane
2. Delinquent Fee's
3. Association Upkeep
4. Accomplishments

## GOVERNMENT AFFAIRS

### *Mansfield City Council*

Chris Clark attended the Monday, November 12, 2007, Council Meeting. Formally on the agenda was the request of creating a lower speed limit on Woodcrest Lane. Chris Clark asked Public Works Director Steve Freeman to have this item pulled from the agenda when it was realized that due to the fact Woodcrest Lane is considered by the State of Texas to be a connector width street, with a width of 37', the city by law cannot lower speeds on streets over 35' wide. After discussion with Steve Freeman, it was agreed that a solar, amber blinking light with a dangerous intersection sign would be placed on Eastbound Woodcrest from Hwy. 360 at the crest of the hill before the amenity center prior to the city's acceptance of the roadway. It was reported that the city will not allow Woodcrest Lane to be opened to Hwy. 360 until Apartments start leasing, possibly February/March maybe later. There is also concern that the black top road connecting Woodcrest Lane to the Phase 1 retail maybe delayed by the developer because of recent tenant discussions on Phase 2 retail. City Staff is involved in this issue and has promised to be back in touch with Chris on it in the coming weeks.

Chris Clark also attended the Monday, November 26,, 2007 City Council Meeting. On the agenda for that meeting was an update on the East Broad Street / Highway 360- signalization project. Delays in the signalization of that intersection appear imminent, and it could be late in 2008 before the intersection is signaled. The city is moving forward with plans to widen the Broad Street crossover at this intersection. Chris will be meeting with Texas State Representative Paula Pearson on Dec 7<sup>th</sup> regarding this issue.

The new Broad Street and Holland connections should be opened by Dec 31.

## OLD BUSINESS

### *Posting of Bylaws on Lowesfarmhoa.com*

Chris Clark requested Brian Ruby to send by-laws to post online. Currently, only the ACC by-laws have been received.

### *Reserve Study*

Brian Ruby reported that a contract with Fisher-Smoucha Consulting has been signed and is moving forward. A report should be ready for the board by the end of 2007.

### *Fine Schedule for Violations*

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. Charles was unable to attend this meeting.

Section 8.4 Remedies, (b) states (in reduced form)

In the event that any Owner of a Lot shall fail to observe or comply with any restriction, condition, covenant, term or provision of this Declaration, or in the event any Lot is, in the judgment of the ACC or of the Association, through the Board, so maintained by its Owner as to not comply with this Declaration or so as to present a public or private nuisance or so as to substantially detract from the appearance or quality of the neighboring Lots or other areas of the Property which are substantially affected thereby or related thereto, the ACC or the Association, through the Board, may, by resolution, make a finding to that effect specifying the particular condition or conditions which exist, and pursuant to such resolution deliver notice to the offending Owner that unless corrective action is taken within ten (10) days, the Association will cause such action to be taken at such Owner's cost.

Chris Clark made the Motion for Resolution to define Section 8.4 and recommend to the board the best position to take concerning establishing a fair and effective schedule of fines for violations of the CCRs. Motion seconded by Dan Sides, Passed 5-0.

## CONSENT AGENDA

Approval of Minutes from October 24, 2007 Board of Director's Meeting

Approval of September Financials as presented at the October 24, 2007 board meeting, with the following changes will be made to the 2008 Budget;

1. Due to an expected increase in the number of foreclosures in 2008, increase of Unrecovered Assessments to \$10,000.00
2. Allocate 80% of association net income to reserve account on a monthly basis, producing maximum interest .

Motion by Liz Wright to approve consent agenda with noted changes. Seconded by Paul Blevins, Passed 5-0.

## STAFF REPORT – Premier Communities

Brian Ruby presented October financial statements and updated 2008 budget.

Brian Ruby reported that the association management company is proceeding with foreclosure action on any property with outstanding dues and assessments of \$1,000 or higher. In addition to the legal notices required by law, special notices will be forwarded to these members with their 2008 assessment billing.

2008 billing is being mailed next week to association members.

## 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.*

ES-1: For executive session: seek association manager advice concerning potential legal action relating to CCR violations at 1201 Westridge

ES-2: For executive session: discuss progress of ongoing legal action concerning the property at 4208 Fox Lane.

## ACTION RESULTING FROM EXECUTIVE SESSION

Motion by Chris Clark to instruct the attorney to give guidance and provide legal documentation concerning complaint on construction of an unauthorized fence at 1201 Westridge Lane. Seconded by Paul Blevins, Passed 5-0.

Action Item: Brian Ruby will notify the board of directors of court date appearances related to eviction action of occupants at 4208 Fox Lane.

## NEXT MEETING SCHEDULE

December Board of Director's Meeting

1511 Parkside Drive, Mansfield

6:30 p.m. – Wednesday, December 19, 2007

Board Meeting will also be a Holiday Celebration and Committee Chairs have been invited.

Board of Director's Meeting

6:30 p.m. – Wednesday, January 23, 2008

1511 Parkside Drive, Mansfield

## ADJOURN

Motion to Adjourn by Paul Blevins, Seconded by Chris Clark, Passed 5-0, at 9:25 p.m.