

MINUTES OF GENERAL MEETING  
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.  
March 25, 2008

Brian Ruby with Premier Communities called the meeting to order at 7:05 p.m., and Acknowledgement of Quorum. The meeting was held at Danny Jones Middle School, 4500 East Broad Street, Mansfield, TX.

**ATTENDEES:**

The following Officers and Directors were present:

Chris Clark – President

Dan Sides – Vice President

Liz Wright – Secretary

Paul Blevins – Treasurer

Ginnie Bucek – Director (Committees)

Brian Ruby, Association Manager with Premier Communities Management Company  
Homeowners representing 53 homes, in person or by proxy

Brian Ruby addressed the HOA, welcomed the homeowners, and introduced the Board and the Committee Chairs. He asked for a motion and a second to open the floor for nominations. Then Brian asked for a motion and a second to close the nominations.

Chris Clark, Board President, at that point took over the meeting. He gave the Committee Chairs an opportunity to address the group, tell about their committee, what was involved and ask for volunteers.

Clarissa Bush, the Social Committee Chair, recently took over for Kara King. Clarissa has been on the Social Committee for a few years now, and the transition will go smoothly. She told of the Pool Party, set for Sunday, June 1<sup>st</sup>, and the fall and Christmas Parties the committee hosts. These are always a big success.

Robert Wilcox, will Co-Chair the Safety Committee along with David Littlefield, but with David's primary focus being on the neighborhood watch program. Safety Committee next meeting will be Thursday, April 17, 2008, at Danny Jones Middle School. Mansfield Police Officer Curtis Phillips will host the meeting. Robert encouraged the participation of Block Captains and the vigilance of all homeowners to be more aware of happenings in the neighborhood. He spoke of a few problems, break-ins and of having observed possible thieves watching homes in Lowe's Farm.

Chris Wright, the Landscaping Committee Chair, talked of working with the landscape crew, and the success of the "Yard of the Month" Promotion. He recruited 3 more volunteers that night.

**COMMITTEE CHANGES:**

Suzanne Dalton has stepped down as Chair of the pool committee but will remain on the committee. Jason Fortenberry has generously agreed to take over the pool chair position.

Communications Chair is Brian Becker, and Judy Vasterling is over E-mail Distribution. Brian is needing volunteers to help with Newsletter Design and the Pool Bulletin Board.

Randy Shleiker, is the ACC Committee Chair, but was unable to attend.

After the Committee Chairs spoke, Brian gave instructions for completing and turning in ballots for selecting the next three members of the HOA Board of Directors. Chris Clark and Dan Sides, both elected in 2007 to a two year term, would be joined by the three newly elected to complete the board.

The candidates were introduced, and allowed to tell about themselves, their background and why they wished to serve.

Paul Blevins, who was elected to the HOA Board in 2007, was up for re-election. He had served as Treasurer for the board.

Ginnie Bucek, became a member of the Lowe's Farm HOA when Ben King stepped down.

Scott Smith,

Stacey Thetford – Not Present

Chris Clark, Board President, was introduced and began his presentation on the state of the HOA, Current Development of the area around Lowe's Farm and of the City of Mansfield. He spoke of the items and areas that the Board of Directors had set forth as their list of priorities. Our many hours with the City Council, our fight trying to prevent the Apartments and then our fight to keep Woodcrest from being pushed through to HWY 360. Even though, it did not turn out as we had hoped, the determination of the board and the support of the homeowners will be remembered.

Chris was instrumental in working with the City of Mansfield and TX Dot to install signal lights at 360 and Broad Street years sooner than they had slatted. The widening of Broad at 360 should be completed by fall. Chris shared information on the future Toll Road Construction and Gas Drilling. Few questions were asked by homeowners, the information provided was very complete.

Dan Sides gave a report on the Candidate Forum scheduled for 7:00 p.m., Tuesday, April 22, 2008, at Cora Spencer Elementary School. Lowe's Farm HOA is joining forces with Mansfield National, Holland Estates and Villages of Spring Lake, to hold a forum for those running for City Council to appear for a question and answer session. Dr. Allan Sakes, Professor from UTA will be the moderator.

Paul Blevins gave a detailed budget report of the current year. A concise report on the Reserve Study, and the reasons the board moved forward to hire Fisher-Smoucha Consulting. Healthy reserves are critical to our association because the costs of maintaining the property should be maintained by all current and future owners of the property. Maintaining a healthy reserve fund will avoid unexpected special assessments for emergency repairs in the future.

Brian Ruby addressed the group and he thanked the current board for their service. He announced the final ballot results, which were as follows;

Paul Blevins – 43

Ginnie Bucek – 42

Scott Smith – 38

Stacey Thetford – 13

It was announced that Paul Blevins, Ginnie Bucek and Scott Smith would become the newly elected Lowe's Farm HOA Board Members.

**ADJOURN**

Motion to Adjourn by one homeowner (unknown), Seconded and passed by all, at 8:40 p.m.