

MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 22, 2008

Chris Clark, Board President, called the meeting to order at 6:30 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
Ginnie Bucek

Absent – Brian Ruby, Premier Communities. Liz Wright arrived 8:10 p.m.

NEW BUSINESS

Spring General Meeting – Board Nominations – Chris Clark
2008 Board of Directors Nomination Forms mailed out to HOA on January 14, 2008.

City Council Report – Chris Clark
State has agreed to release Broad & 360 stoplight to the City of Mansfield. Light should be in place by the next football season in September.

Committee Report – Ginnie Bucek
Former Safety Committee Chair, Robert Wilcox, has expressed an interest in resuming his duty as Chairman.

ACTION ITEM: Paul Blevins made the Motion to reinstate Robert Wilcox as Chairman of the Safety Committee, Seconded by Dan Sides, Passed 4-0, with one absent.

Concerning status of the Carrizo's Gas Drilling, at the Spring HOA meeting, the board will update any timeline we know and state that concerning the common areas the HOA has signed the gas lease. Make no recommendations.

ACTION ITEM: Motion for Paul Blevins to follow up with Woodstone immediately was made by Chris Clark, Seconded by Dan Sides, Passed 4-0, with one absent.

OLD BUSINESS

Update on violations and complaints on a property on Westridge Drive. Board requests Brian to re-inspect the brick wall before sending the first of three letters. This letter will address the rear retaining wall compliance issue. Second letter, on unapproved retaining wall in front yard. Third letter, thanking homeowner for curing the violation previously caused by added white fence panels to the rear yard.

Brian Ruby provided Reserve Fund Study Draft Report. Board Members are asked to review and send comments to Paul Blevins.

Concerning the eviction situation with a property on Fox Lane. Unbeknownst to HOA and Premier, homeowner filed a Chapter 13 bankruptcy on 5-23-05.

ACTION ITEM: Motion to suspend immediate eviction efforts pending disposition of bankruptcy case, and instruct Mr. Bird to provide board with quarterly updates on bankruptcy case, by Paul Blevins and Seconded by Ginnie Bucek, Passed 4-0, one absent.

CONSENT AGENDA

Approval of Minutes from December 19, 2007 Board of Director's Meeting, that were distributed via e-mail.

ACTION ITEM: Motion to approve by Paul Blevins and Seconded by Dan Sides, Passed 4-0.

STAFF REPORT:

Premier Communities provided Budget for 2007 actuals and 2008 Budget provided.

Concerning the tree deadline, board requested Brian to drive through the neighborhood on January 31st, and identify properties without two trees and send regular letters to those homes, not demand letters.

Ongoing problems with homeowner at an address on Parkside, concerning multiple violations that have been ignored over a period of two years.

ACTION ITEM: Motion to authorize Premier to proceed with civil action on a property on Parkside Drive by Dan Sides and Seconded by Paul Blevins, Passed 4-0, one absent.

February Board of Director's Meeting
4210 Old Grove Drive, Mansfield
6:30 p.m. – Monday, February 25, 2008

ADJOURN

Motion to Adjourn by Dan Sides, Seconded by Paul Blevins, Passed 5-0, at 8:45 p.m.