

MINUTES OF MEETING  
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
March 11, 2008

Chris Clark, Board President, called the meeting to order at 6:00 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

Paul Blevins (arrived a few minutes late)

Ginnie Bucek

Brian Ruby, Premier Communities

**NEW BUSINESS**

Spring General Meeting – Agenda of the meeting was discussed and the slide presentation will be limited to one slide per item to be covered. Chris Clark will give the main speech to the HOA, outlining the board's work over the past year, where we are now and the plans for the future. Paul Blevins will give budget report to the homeowner's. Ginnie Bucek will give an update of committee chairs along with ACC regulations and standards. Brian stated the reminder postcards would be in the mail the following week to all LFHOA.

**ACTION ITEM:** Motion to arrange for a uniformed Mansfield Police Officer to work security as Sergeant at Arms at the General Meeting was made by Paul Blevins and Seconded by Dan Sides, Passed 5-0.

Update on the Candidate Forum was presented by Dan Sides. Dan has reached out to the Homeowners Associations of Mansfield National, Holland Estates and Villages of Spring Lakes. All are in agreement that a candidate forum, moderated by Dr. Allen Saxen. The Mansfield City Council and all candidates running for office in May were invited to take part in a question and answer forum. Lowe's Farm HOA has been very active in encouraging all homeowner's to be a registered voter and to become active in local elections. Also, our board has been involved in city council meetings, and wants to continue to make Lowe's Farm very visible to members of the council. Tentatively, the meeting is set for April 22<sup>nd</sup>; the location is still being determined. Board requested Brian to create a postcard that will be mailed to all Lowe's Farm Homeowner's and will be printed and distributed to representatives of the Mansfield National, Holland Estates and Villages of Spring Lakes Homeowner's Associations.

Committee Report – Ginnie Bucek

Pool Committee has announced the pool party will be 4:00 p.m. – 6:00 p.m., Sunday, June 1, 2008. It was also reported that a confrontation had taken place between an ACC committee member and a homeowner.

Date for Pool Opening set, and discussion of pool cards.

The pool will be open on Saturday, May 3, 2008, but the weather is still too cool for the majority of the homeowners so the party will be delayed to June 1, 2008.

ACTION ITEM: Motion to change card replacement to \$15.00 made by Chris Clark and Seconded by Paul Blevins, Passed 5-0.

## CONSENT AGENDA

Approval of Minutes from February 25, 2008 Board of Director's Meeting, that were distributed via e-mail.

Meeting for the Canvassing of votes was decided for Tuesday, April 1<sup>st</sup>. This will be the last meeting of the current board members and the first for the newly elected board members. The next regular board meeting will be Tuesday, April 15, 2008.

ACTION ITEM: Motion to approve by Chris Clark and Seconded by Paul Blevins, Passed 5-0.

## STAFF REPORT:

January 2008 Financials were not available; they will be made available to the board along with February and March financials at the April regular board meeting. Premier Communities provided Association Manager's Report, the Delinquency Report and the Architectural Control Comprehensive Report. Brian reported on a drive through the neighborhood by himself, Chris Wright, Landscape Committee Chair and Brett Chapman, the representative from FourSquare Landscape Management, Inc. Homes were identified that would need the HOA to take care of the yards. Pre-emergent was not applied in the fall of 2007, now, post-emergent will be applied, yards will be mowed and beds weeded.

## EXECUTIVE SESSION

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

Board consulted with property manager on current status of the Westridge situation, Violation Notices, letters will go out to all outstanding Delinquencies over \$1000. Concerning the ballots at the General Meeting, those homeowners with \$33 owed to HOA will be able to cast votes, they will be counted, and those with an outstanding balance of \$1000, their vote will not be counted. Premier will check down spout area at Down Hill and also report if since an effort has been made to comply with current ACC instruction, no board action will be taken at this time.

Next Board of Director's Meeting  
1511 Parkside Drive, Mansfield  
6:00 p.m. – Tuesday, April 1, 2008

Regular Board of Director's Meeting  
Location TBD Mansfield  
6:30 p.m. – Tuesday, April 15, 2008

**ADJOURN**

Motion to Adjourn by Chris Clark, Seconded by Paul Blevins, Passed 5-0, at 7:45 p.m.