

**MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
July 8, 2008**

Paul Blevins, Board President, called the meeting to order at 6:40 p.m.
The meeting was held at 4307 Woodcrest in Mansfield.

ATTENDEES:

The following Officers and Directors were present:

- Paul Blevins, President
- Dan Sides, Vice-President
- Scott Smith, Treasurer
- Ginnie Bucek, Secretary
- Liz Wright, Director (Committees)

Brian Ruby, Association Manager (Premier Communities)

OLD BUSINESS

- A. Sod along masonry wall at Amenities Center is scheduled to be installed the week of July 7 - 11
- B. *Petti Cash* Program is set-up; waiting for checks and signature cards to arrive

CONSENT AGENDA

- ✓ Approval of Minutes from May 28, 2008 Board of Directors' Meeting that were distributed via e-mail to all members.
- ✓ Approval of May 2008 Financials

NEW BUSINESS

- A. Chris Wright, Landscaping Committee chairperson, presented an update on current landscaping issues and on-going concerns. Two bids had been received for repair of outfall area at Old Grove Drive and Downhill Way. Clarification was requested on the one bid before proceeding with work.
- B. Any email blast or website posting must be pre-approved by the HOA Board (Paul Blevins)
- C. At this time, newsletter advertising rates are as follows:

TYPE OF AD	LF Resident	Non-LF Resident
Business card	\$20	\$40
¼ page	\$40	\$80
½ page	\$60	\$120
Full page	\$80	\$160

The board will benchmark these rates against other advertisements to determine if changes need to be made to the rates.

- D. Hopefully, the Woodcrest Extension to Hwy. 360 will not be opened until the connector road is completed and/or phase II retail is finished
- E. Two LF stop signs will be installed at Woodcrest and Bramble. Cost of signs to be split between the City and Lowe's Farm.
- F. The Safety Committee will host its *National Night Out* event on Saturday, October 4th. Target will be one of the primary sponsors.
- G. Update on Mansfield's Sex Offender Ordinance: no changes

- H. Update on Gas Well Drilling: No news from Carrizo on plans for drilling timeframe; well permit with Railroad Commission issued for two penetration points, but not under Lowe's Farm as of yet.
- I. Newsletter articles due September 1st for a September 15th mailing
- J. Board of Directors discussed a list of potential goals and objectives for the upcoming year to be finalized at the next meeting.

STAFF REPORT (Premier Communities, Brian Ruby)

- A. July 2008 Association Manager's Report
- B. Erosion repair bids for LF Washout Area II
- C. Update on landscaping orders
- D. Delinquent Report
- E. Foreclosure paperwork is in process for 4 occupied lien properties

EXECUTIVE SESSION

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

Next Board of Director's Meeting
1419 Parkside
6:30 P.M. on Monday, August 11, 2008

ADJOURN

Motion to Adjourn by Scott Smith, Seconded by Dan Sides; Passed 5 – 0 at 9:05 p.m.