

**MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
October 21, 2008**

Paul Blevins, Board President, called the meeting to order at 6:48 p.m.
The meeting was held in the Conference Room, Mansfield Public Library.

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)
Premier Communities Representative: Meka Bowling

OLD BUSINESS

- A. Meka confirmed vendor received two stop signs for the intersection of Woodcrest and Bramble; installation should be within 2 weeks
- B. Meke provided an update on outstanding landscaping issues
 - 1. Hanover is financially responsible for \$1700 worth of irrigation repairs along Broad Street. Meka to work with Hanover and City on re-imbursment.
 - 2. Checking on work order for irrigation fix at Woodcrest and Lowe's Farm Parkway to determine cause of problem
 - 3. Landscaper will replace dead trees and wrong species tree at the amenities center when trees go dormant along with cooler temperatures or by Dec. 15th
 - 4. Received bids for cracks in curved masonry walls at main entrance

ACTION ITEM: Motion was made by Dan Sides for *Brick Doctor* to repair the cracks in the curved masonry walls at the main entrance,
Seconded by Liz Wright; Passed 5-0

- C. Reviewed *National Night Out* event held on October 4 with approximately 300 – 350 residents and guests in attendance

CONSENT AGENDA

- ✓ Approval of Minutes from September 23, 2008 Board of Directors' Meeting that were distributed via e-mail to all members
- ✓ Approval of September 2008 Financials, received from Premier via email

NEW BUSINESS

- A. Cool Access internet service was de-activated when the pool closed on October 13 Pool furniture will be stored and pool gate locked after Fall Festival Party this weekend.

- B. Paul Blevins spoke with the apartment manager regarding the incident involving apartment trespassers using the LF playground. Apartments to send a letter to all their residents advising that trespassing charges could be filed against them.
 - C. On October 9th the Board of Directors met with Norman Herrera, Public Affairs Coordinator for Chesapeake Energy Corporation, who provided a presentation regarding the upcoming gas drilling on the Barksdale Property next to Danny Jones Middle and Mary Lillard Intermediate Schools. An informational synopsis will be posted on the LF web site.
 - D. The **Fall Festival** will be held on **October 26th**. Please RSVP.
 - E. Liz Wright and Meka explained the holiday decoration proposals and bids.
- ACTION ITEM:** Motion was made by Scott Smith to accept the bid from **Christmas Light Company** for the holiday decorations including its "early bird" discount and optional 3 year contract discount,
Seconded by Dan Sides; Passed 5-0
- F. Reviewed Capital Expenditure Requests for Fall 2008
- ACTION ITEM:** Motion was made by Liz Wright to approve landscaping projects and 2 park benches pending new landscape contractor bids,
Seconded by Scott Smith; Passed 5-0
- G. Requested Meka to provide additional landscaping contract bids for review at the Nov. board meeting
 - H. Requested Meka to provide bids for increasing pool fence height and motion sensor lighting for review at the Nov. board meeting
 - I. Requested Meka to research legalities regarding common area irrigation option at Lone Oak/Thistle for review at the Nov. board meeting
 - I. Requested Jason Fortenberry to review pool contract bids and provide the Board with his recommendations by the Nov. board meeting
 - J. Reviewed Proposed Budget for 2009

STAFF REPORT (Premier Communities, Meka Bowling)

- A. September 2008 Association Manager's Monthly Management Report
- B. Meka reported no payment or correspondence in response to lien placed on a home located on Lennox Way

ACTION ITEM: Motion was made by Dan Sides to proceed with foreclosure on a home on Lennox Way, Seconded by Scott Smith; Passed 5-0

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
Mansfield Public Library
6:30 P.M. on Tuesday, November 18, 2008

ADJOURN

Motion to Adjourn by Liz Wright, Seconded by Dan Sides; Passed 5 – 0; at 8:50 p.m.