

**MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
November 17, 2008**

Dan Sides, Board Vice-President, called the meeting to order at 6:30 p.m.
The meeting was held at 1504 Lowe's Farm Parkway

ATTENDEES:

The following Officers and Directors were present:

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

Premier Communities Representative: Meka Bowling

ABSENTEE:

Paul Blevins, President

OLD BUSINESS

- A. Two stop signs were installed for the intersection of Woodcrest and Bramble
- B. Meka provided an update on outstanding landscaping issues
 1. LF HOA paid for the irrigation repairs along Broad Street; Hanover was financially responsible and should reimburse LF HOA
 2. Irrigation repair work at the castle common area involved 5 rotors and one riser
 3. Landscaper relocated a tree at the pool area and another tree was installed in its place
 4. **Brick Doctor** is scheduled to repair cracks in the curved masonry wall at the main entrance
- C. **Cool Access** was deactivated at the pool for the winter
- D. **Christmas Light Company** installed holiday lighting the week of November 10 (early bird discount); illumination will occur after Thanksgiving

CONSENT AGENDA

- ✓ Approval of Minutes from October 21, 2008 Board of Directors' Meeting that were distributed via e-mail to all members

NEW BUSINESS

- A. **Winter Festival** will be held on Sunday, Dec. 14th, 2:00 – 4:00 pm
- B. Pool Service Bids will be reviewed at the December Board meeting pending additional bids and recommendation from Pool Committee Chairman
- C. Reviewed Landscaping Bids and recommendations from Landscaping Chairman

ACTION ITEM: Motion was made by Ginnie Bucek to approve the landscaping bid from Damon's Landscaping, Seconded by Scott Smith; Passed 4 – 1 (1 proxy vote)

- D. **Damon's Landscaping** will proceed with the approved projects
 - 1. Add landscaping bed at intersection of Woodcrest and LF Parkway
 - 2. Add landscaping to Lowe's Farm Parkway entry road beds
 - 3. Add landscaping at Downhill Way Outfall Area
 - 4. Add three new trees inside pool area
 - 5. Add tree rings and mulch on all trees along LF Parkway
 - 6. Install two additional benches at playground area
- E. Miscellaneous pool repairs will be reviewed at the December Board meeting pending additional bids
- F. Board requested Meka to provided bids for concreting median strip at Thistle and Lone Oak
- G. Reviewed Proposed Budget for 2009

ACTION ITEM: Motion was made by Scott Smith to approve the proposed budget for 2009 with 3 changes, Seconded by Liz Wright; Passed 4 – 0, 1 absentee

- H. Set Annual Meeting Nomination Schedule; information and form will be included in the December newsletter and posted on the LF Website

STAFF REPORT (Premier Communities, Meka Bowling)

- A. October 2008 Association Manager's Monthly Management Report
- B. Meka to obtain bids to
 - 1. Paint bases of stop signs
 - 2. Raise or add fencing at pool areas
 - 3. Move gate at outfall area
- C. Meka requested to obtain ideas for a Woodcrest entrance signage
- D. Meka presented bid from Bob Owens Electric Co. to install additional lighting at the playground and pool area

ACTION ITEM: Motion was made by Scott Smith to accept the bid by **Bob Owens Electric Co.** to install additional lighting at the amenity center, Seconded by Liz Wright; Passed 5-0, 1 proxy

- E. Meka provided updates on actions regarding 1201 Westridge Drive and 4207 Old Grove Drive

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

1300 Bramble Lane
December 16, 2008 at 6:30pm

**LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
2009 BOARD OF DIRECTOR'S ELECTION**

SCHEDULE OF EVENTS

December 12, 2008	Board of Directors receives nomination process for consideration
December 16, 2008	Board of Directors approves a resolution detailing the nomination process
December 5, 2008	Letter to the Membership requesting nomination to the board
January 16, 2009	Deadline for Nominee Submissions
January 26, 2009	Preliminary Nominees receive Acceptance of nomination and bio request letter
February 6, 2009	Deadline to return Acceptance of Nomination and bio information
February 13, 2009	Membership receives ballots, proxies and annual meeting announcement
March 6, 2009	Deadline to receive mail-in ballots
March 10, 2009	Annual Meeting of LF HOA Membership Election of 2 Members of the Board of Directors