

MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
January 13, 2009

Paul Blevins, Board President, called the meeting to order at 6:31 p.m.
The meeting was held at the Mansfield Public Library

ATTENDEES:

The following Officers and Directors were present:

Paul Blevins, President
Dan Sides, Vice-President (present at 6:33 p.m.)
Scott Smith, Treasurer
Ginnie Bucek, Secretary
Liz Wright, Director (Committees)

Premier Communities Representative: Meka Bowling

Resident: Daniel Rainey

OLD BUSINESS

- A. Meka provided an update on outstanding landscaping issues and projects
 - 1. LF HOA has not been reimbursed for the irrigation repairs made along Broad Street. Meka will check the location on the plot to determine if the easement belongs to either the city or Hanover
 - 2. The cracks in the main entrance walls have been repaired
 - 3. All the landscaping projects have been completed
 - a. Meka to check on clarification of 12 ft. tree ring diameter
 - b. Meka to check on reason for cutting back maiden hair grass
 - 4. All amenity center lighting installed
 - a. Meka to determine location of new park benches

CONSENT AGENDA

- ✓ Approval of Minutes from November 17, 2008 Board of Directors' Meeting that were distributed via e-mail to all members
- ✓ Approval of October and November 2008 Financials

NEW BUSINESS

- A. Reviewed Pool Service Bids and recommendation from Pool Chairman
ACTION ITEM: Motion was made by Scott Smith to approve the pool service bid from **Blue Water**, Seconded by Liz Wright; Passed 5 - 0
- B. Miscellaneous pool repairs will be tabled for discussion until the February Board meeting pending a bid from **Blue Water**
- C. **Damon's Landscaping** will make recommendations in Fall 2009

regarding options for the median strip at Thistle and Lone Oak

D. Reviewed bids for painting stop sign bases

ACTION ITEM: Motion was made by Dan Sides to approve the bid from **Handyman** for painting the stop sign bases (with Meka determining the number of bases), Seconded by Scott Smith; Passed 5 – 0

E. Amenity fencing project and moving gate at outfall area tabled until February Board meeting pending more bids

F. Dallas Security to recess pool key code scan box

G. Landscaping additions around LF Pkwy Outfall area tabled until February Board meeting pending easement determination

H. Tabled discussion of Woodcrest Entrance signage until Retail Phase II property developed and check on property line

I. LF HOA Annual Meeting, March 10th, Danny Jones Middle School, 7 p.m.

J. Dan Sides to present a time line at the February Board meeting for the "Get Out The Vote" forum

K. LF Newsletter submissions due February 20 for a March 2 distribution

STAFF REPORT (Premier Communities, Meka Bowling)

A. December 2008 Association Manager's Monthly Management Report

B. Meka to obtain bids to

1. Raise or add fencing at pool areas

2. Move gate at outfall area

C. 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

Mansfield Public Library

Tuesday, February 24, 2009

LF HOA Annual Meeting

Danny Jones Middle School

Tuesday, March 10, 2009

ADJOURN

Motion to Adjourn by Paul Blevins, Seconded by Dan Sides; Passed 5 – 0; at 8:34 p.m.