

**MINUTES OF MEETING**  
**LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**February 24, 2009**

Paul Blevins, Board President, called the meeting to order at 5:55 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 (departure at 7:20 p.m.)

Scott Smith, Treasurer

Ginnie Bucek, Secretary

Liz Wright, Director (Committees) (departure at 6:35 p.m.)

Premier Communities Representative: Meka Bowling

**ACTION ITEM:** Due to early departures of board members, motion made by Paul Blevins to begin Board meeting with Executive session, Seconded by Scott Smith; Passed 5 - 0

**OLD BUSINESS**

- A. Meka provided an update on outstanding landscaping issues
  - 1. Researching Broad Street irrigation repairs – Board decision to drop issue due to plot easement determination
- B. Meka reviewed outstanding landscaping projects
  - 1. **Damon's Landscaping** to install irrigation at LFP and Woodcrest and to complete numerous other irrigation repairs
  - 2. **Damon's Landscaping** to fill in kiddie cushion in park area
  - 3. **Handyman** to paint 5 stop and/or street sign bases
  - 4. Reviewed bids for installation of 2 park benches

**ACTION ITEM:** Motion made by Dan Sides to install 2 park benches to be located at the front area of the playground and 1 additional trash can at the playground; Seconded by Liz Wright, Passed 5 – 0

- 5. Reviewed bids for increase in tree ring diameters and additional mulch surrounding trees

**ACTION ITEM:** Motion made by Scott Smith to accept bid to increase tree ring diameters and additional mulch surrounding trees; Seconded by Liz Wright, Passed 5 - 0

**CONSENT AGENDA**

- ✓ Approval of Minutes from January 13, 2009 Board of Directors' Meeting that were distributed via e-mail to all members
- ✓ Approval of December 2008 and January 2009 Financials

**NEW BUSINESS**

- A. Request to provide additional key for sprinkler box at outfall area

ACTION ITEM: Motion made by Paul Blevins to have 2 keys made for sprinkler box at outfall area and to install a key lock box;  
Seconded by Scott Smith, Passed 5 - 0

- B. Bids from **Blue Water** regarding miscellaneous pool repairs will be tabled for discussion until the March Board meeting pending an upcoming meeting with Meka, pool chairman, and **Blue Water**
- C. Meka provided bids for repositioning of the pool card reader box and relocating the gate at Downhill Way outfall area

ACTION ITEM: Motion made by Ginnie Bucek to approve the bids for the pool card reader box repositioning and relocation of the Downhill Way outfall area gate, Seconded by Scott Smith;  
Passed 5 – 0 (1 by proxy)

- D. Landscaping additions around LF Pkwy Outfall area tabled until March Board meeting pending easement determination verifications
- F. Dan Sides presented an update for the upcoming "Get Out The Vote" Forum to be held in April
- G. The Board reviewed procedures for the HOA Board Elections
- H. Paul Blevins provided the Board with a review of the presentation for the HOA Annual Meeting

#### **STAFF REPORT** (Premier Communities, Meka Bowling)

- A. January 2009 Association Manager's Monthly Management Report
- B. Meka was asked to:
  - 1. Send out postcard reminders of the upcoming HOA Annual Meeting on March 10<sup>th</sup> at Danny Jones Middle School
  - 2. Clarify with landscaper regarding maidenhair grass and crepe myrtle seasonal trimmings
  - 3. Obtain bids to raise or add fencing caps at pool areas
  - 4. Notify homeowner regarding cutting tree limbs on trees maintained by HOA landscaper
- C. Meka provided updates on actions regarding 1201 Westridge Drive and 4207 Old Grove Drive
- D. Meka provided a list of residences recommended for foreclosure

ACTION ITEM: Motion made by Dan Sides to approve foreclosures on 8 residences, Seconded by Scott Smith; Passed 5 – 0

- E. Meka presented a payment proposal for a residence in the foreclosure process

ACTION ITEM: Motion made by Dan Sides to request a minimum payment plan with automatic bank account withdrawal, 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.*

LF HOA Annual Meeting  
Danny Jones Middle School  
Tuesday, March 10, 2009

Next Board of Director's Canvassing Meeting  
Location to be determined  
Monday, March 23, 2009

#### **ADJOURN**

Motion to Adjourn by Ginnie Bucek, Seconded by Scott Smith; Passed 5 – 0 (2 by proxy); at 7:43 p.m.