

**MINUTES OF MEETING  
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING  
March 23, 2009**

Paul Blevins, Board President, called the meeting to order at 6:05 p.m.

The meeting was held at 1419 Parkside Drive.

**ATTENDEES:**

The following Officers and Directors were present:

Paul Blevins, President

Dan Sides, Vice-President (departure at 7:00 p.m.)

Scott Smith, Treasurer

Liz Wright, Director (Committees)

Ginnie Bucek, Secretary (unable to attend, gave Proxy to Liz)

Premier Communities Representative: Meka Bowling

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

A. February 2009 Association Manager's Monthly Management Report

1. Meka gave explanation of Line Items with Significant Variance to Budget.
2. Noted the money moved to the Market Account.
3. Request by one homeowner to waive the late fee on their dues.

B. Meka provided updates on actions regarding 1201 Westridge Drive and 4207 Old Grove Dr.

D. Meka provided a list of 15 violations, 3 Open ACC Requests, Closed Requests – none.

E. Concerning Maintenance Projects:

1. Damon's installed irrigation at Lowe's Farm Parkway and Woodcrest.
2. Stop sign bases have been painted.
3. Light at castle still needs to be repaired; Meka is looking for a new, good handyman.
4. Gate at outfall area was moved, as were plantings, but still need key box installed.
5. Card reader recessed, flushed with fence.
6. Park benches had arrived; Damon was constructing and would install them and trash cans by Wednesday, March 25<sup>th</sup>.

**ACTION ITEM: Motion made by Dan Sides to waive the late fees for nine homeowners. Seconded by Scott Smith; Passed 5 – 0 (1 by proxy)**

**OLD BUSINESS**

A. Meka provided an update on outstanding landscaping issues. Most were covered in Staff Report.

1. Playground benches to be installed on Wednesday, March 25<sup>th</sup>.
2. Tree Ring Diameters on LF Pkwy were completed.
3. Irrigation at LF Pkwy and Woodcrest completed.
4. Numerous Irrigation System Repairs completed.
5. Additional Kiddie Cushion at Park has been ordered, red color was sent, Damon rejected, would not mix with current, the correct color will be received and installed by Wed, April 1.
6. Key Box at Outfall Area is there, but the key had to be ordered, it has still not arrived.
7. Fertilization will be completed the week of March 30<sup>th</sup>.

## CONSENT AGENDA

- ✓ Approval of Minutes from February 24, 2009 Board of Directors' Meeting that were distributed via e-mail to all members
- ✓ Approval of Minutes from March 10, 2009 Annual Meeting of Homeowners.
- ✓ February 2009 Financials

## NEW BUSINESS

- A. Cavassing of Board of Directors Election at March 10<sup>th</sup> Annual Meeting.
1. Households represented – 53, Proxies sent to Premier - 11
  2. Total of 64 votes was cast, Dan Sides received 36 votes, Liz Wright received 28 votes, Robert Wilcox received 18 and Katie King received 11 votes.

**ACTION ITEM: Motion made by Dan Sides to keep current board positions the same for the next year, Seconded by Liz Wright, Passed 5 – 0 (1 by proxy)**

- B. Reviewed Committee interest forms, 3 that showed interest in Social was received by Liz, and sent to Eileen Smith of the Social Committee. One was interested in the Communications. Two of those stated interest in being on the Safety and on the Welcome. The general consensus was to keep Welcome with Social. The information for Safety was sent to Robert Wilcox. Meka is checking with other communities to see types of events that they hold, so we can better determine to see if we can increase the number of special events for Lowe's Farm.

**ACTION ITEM: Motion made by Dan Sides to create a Civics' Affairs/Communications with Katie King to Chair, Seconded by Paul Blevins; Passed 5 – 0 (1 by proxy)**

- C. Dan Sides presented an update for the upcoming "Get Out The Vote" Forum to be held in April, date was changed to Thursday, April 23<sup>rd</sup>, due to conflicts with the City Council and School Board Meetings.
- D. The Board reviewed the Survey Results from the Annual Meeting
1. Some the board would not have control (types of businesses coming to the area.)
  2. Others included approving solar panels, adding more Christmas lights to the trees in the median, and more social events will be considered and discussed with committees.
  3. With regard to the green space north of the pool, 8 suggested building a clubhouse, 8 suggested level the space for an athletic field, 2 suggested expanding the playground 10 suggested a small pond with a fountain (this would require checking for liability issues) and 5 suggested leaving as it is.

## 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 Library  
Tuesday, April 14, 2009

May Board of Director's Meeting  
Location to be determined  
Wednesday, May 20, 2009

Candidate Forum Meeting  
Danny Jones Middle School  
Thursday, April 23, 2009

June Board of Director's Meeting  
Mansfield Library  
Tuesday, June 23, 2009

## ADJOURN

Motion to Adjourn by Liz Wright, Seconded by Scott Smith; Passed 5 – 0 (2 by proxy); at 7:26 p.m.