

MINUTES OF GENERAL MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEETING
Tuesday, March 9, 2010

Meka Bowling, Association Manager with Premier Communities, called the meeting to order at 7:10 p.m. She addressed the HOA, welcomed homeowners, and gave a brief overview of the meeting packet. The meeting was held at Danny Jones Middle School, 4500 East Broad Street, Mansfield, TX.

ATTENDEES

The following Officers and Directors were present:

Paul Blevins – President
Dan Sides – Vice President
Ginnie Bucek – Secretary
Scott Smith – Treasurer
Liz Wright – Director (Committees)

Meka Bowling, Association Manager with Premier Communities
Management Company

Homeowners representing 75 homes; in person or by proxy (See Appendix A)

Scott Welmaker, Director of Mansfield Economic Development Corp.

Meka Bowling introduced Paul Blevins, President of the Board. He welcomed the homeowners and introduced the Board. Paul asked for a motion and a second to open the floor for nominations. Then he asked for a motion and a second to close the nominations.

The candidates were introduced, and allowed to tell about themselves, their background and why they wished to serve. The candidates were presented in the following order:

Paul Blevins
Ginnie Bucek
Scott Smith
Chris Haefner (Floor Nominee)

Meka provided instructions for completing and turning in ballots for selecting the next three members of the HOA Board of Directors. Dan Sides and Liz Wright elected in 2009 to a two-year term, would be joined by the three newly elected candidates to complete the board. Paul Blevins, Board President, began his presentation on the state of the HOA by recapping the board's successes and challenges, major events and projects, and the current development of the area around Lowe's Farm and of the City of Mansfield.

Paul introduced the Committee Chairs and gave them an opportunity to address the homeowners and provide an update of their committee's news and projects.

The **Social Committee** chairperson, **Eileen Smith**, discussed the committee's major projects: pool party, 4th of July parade, fall festival, holiday festival, and garage sale weekends. The committee is seeking active committee members. The **Pool Opening** is Saturday, May 1st with the **Pool Party** set for the end of May. The spring **Garage Sale Weekend** is set for Saturday, April 17th from 8 A.M. to 3 P. M.

The **Safety Committee** chairperson, **Curtis Boley**, resigned due to job relocation. Paul reported on the committee's major projects: neighborhood watch program and the National Night Out event. The committee is seeking a new chairperson, active committee members, and block captains.

The **Landscape Committee** chairperson, **Chris Wright**, resigned in February. Paul Blevins introduced the new chairperson, **Dan Peters**. Dan discussed the committee's major projects: yard of the month program, landscaping maintenance and improvements, and holiday lighting. Dan recapped the recent landscaping improvements at the LF Parkway front entrance. The committee is seeking active committee members.

The **Pool Committee** chairperson, **Jason Fortenberry**, resigned due to job responsibilities. Paul reported on the expanded season, minimal vandalism, and the collapse and construction of the pool shade canopy. The **Pool Opening** is Saturday, May 1st. The committee is seeking a new chairperson and active committee members.

The **Communications Committee** helps with newsletter design, pool bulletin board, advertising, email distribution, and website updating. Currently, **Paul Blevins** is helping with the email distribution, and **Scott Smith and Paul Blevins** are updating the website. The committee is seeking a new chairperson and active committee members.

The **Architectural Control Committee** chairperson, **Randy Schlieker**, recently resigned. **Scott Smith** is the current chairperson. Paul discussed the importance for homeowners to submit ACC requests for their projects and improvements. He reviewed the process for the submission of requests to the ACC committee. He recapped ACC approvals, denials, and violations. Meka Bowling presented the new fine policy and discussed its process. After the committee reports, Paul Blevins presented a detailed 2009 financials report with individual charts detailing 2009/2010 income, delinquencies, expenses, HOA Budget-Expense Summary, and Reserve Fund. The 2010 Budget was included in the meeting packet provided for each household.

Paul Blevins discussed Mansfield's successes. He highlighted City Finances, Bond Election & Potential Propositions, 2009 Average Market Value of Homes, and the Average Home Value Comparisons in the Surrounding Area.

Dan Sides, Vice-President of the Board, gave a report on the **Meet the Candidate Forum**. Lowe's Farm HOA will join forces again with Mansfield National, Holland Estates and Villages of Spring Lake to hold a forum for those running for City Council and MISD School Board. Candidates will participate in the forum for a question and answer session. Dan encouraged homeowners to participate in the upcoming forum and the voting process. The place and date for the forum is to be determined.

Paul reported on the ongoing development projects surrounding Lowe's Farm and the city of Mansfield. Highlights included: Broad Street Commons, Shops at Lowe's Farm, Shops at Broad Street, MR Development, South Pointe Development, Hawaiian Falls, Big League Dreams, Mansfield Medical District, the 5th Mansfield High School site, and the Parks - Recreations - Open Spaces & Trails Master Plan.

Paul introduced Scott Welmaker, Director of Mansfield Economic Development Corporation. Mr. Welmaker commented on the Kroger Market Place and several other new developments slated for Mansfield in the future. He answered several questions from the homeowners such as the widening of East Broad Street and the construction of the 5th high school. He provided his telephone number for follow-up queries. Mr. Welmaker can be contacted at 817.453.1006.

Paul provided traffic updates regarding Highway 360 Corridor, SH 287 Corridor improvements, and the widening of East Broad Street. He finished his presentation with an update regarding the oil and gas leases through Carrizo and Chesapeake.

Meka Bowling addressed the group and thanked the current board for their service. She provided the Acknowledgement of Quorum and announced the final ballot results. Meka announced that Paul Blevins, Ginnie Bucek, and Scott Smith would become the newly elected Lowe's Farm HOA Board Members.

Paul Blevins thanked Scott Welmaker for his update on Mansfield's economic development and the homeowners for participating in the annual meeting. He encouraged homeowners to become involved in the Lowe's Farm HOA committees.

Several questions and comments were addressed during the meeting. These will be presented and reviewed by the Board at the March 24th meeting.

ADJOURN

Motion to Adjourn by a homeowner (unknown), Seconded and passed by all, at 9:00 p.m.

APPENDIX A - HOMEOWNERS ATTENDING OR SUBMITTING PROXIES FOR 2010 MEETING

			PROXY	BALLOT
Ferguson	Marc	4203 Aston Lane		1
Dodd	Royce	4301 Aston Lane		
Shellenberger	David	4303 Aston Lane	1	
Carter	Rosalind	4304 Aston Lane	1	
Vahrenkamp	M	4309 Aston Lane	1	
Blevins	Paul	1300 Bramble Lane		1
Smith	Marvin	1305 Bramble Lane		1
Brown	David	1403 Crestview Lane		1
Seneff	Daniel	4206 Crestview Lane	1	
Sam	Colleen	4211 Crestview Lane	1	
Chalk	Kenneth	4214 Crestview Lane		1
Wallace	John	4306 Crestview Lane	1	
Chandler	Steven	4309 Crestview Lane		1
ANWAH	JOSEPH	4310 Crestview Lane		1
Wilcox	Robert	4311 Crestview Lane	1	
Lechman	John	4200 Fox Lane		1
Chartier	Everette	4206 Fox Lane	1	
Bellis	James	1310 Grayhawk Drive		1
Chambliss	Carneal	1312 Grayhawk Drive		
Whitaker	Brandon	4003 Greenwood Way		1
Scott	James	4006 Greenwood Way	1	
Miller	Raymond	4108 Greenwood Way		1
Novotny	Jeffrey	4110 Greenwood Way		1
Laman	Troy	1410 Lennox Way		1
Hall	James	1416 Lennox Way	1	
Turner Jr.	Phillip	4194 Lone Oak Drive		1
Cannady	Kim	4200 Lone Oak Drive		1
Ford	Darryl	4208 Lone Oak Drive		1
Rexroat	Robert	4300 Lone Oak Drive		1
Dicken	John	4310 Lone Oak Drive		1
Laurie	James	1314 Lowe's Farm Court		1
Bautista	Christophe	1402 Lowe's Farm Parkway		1
Welmaker	F.	1408 Lowe's Farm Parkway		1
Littlefield	David	1410 Lowe's Farm Parkway		1
Loudabarger	Lonnie	1500 Lowe's Farm Parkway		1
Sides	Daniel	1504 Lowe's Farm Parkway		1
Becker	Brian	4200 Old Grove Drive		1
Mitchell	Selinda	4203 Old Grove Drive		1
Bucek	Patrick	4210 Old Grove Drive		1
Broccoli	Jerry	4303 Old Grove Drive		1
Peters	H. Daniel	4304 Old Grove Drive		1
Bowles	Gregory	4310 Old Grove Drive		1
Raven	Lavern	4312 Old Grove Drive	1	
Huling	Kenneth	4003 Orchid Lane		1
Morrow	Karen	4010 Orchid Lane		1

Kahl	Scott	4109 Orchid Lane		1	
Durham	Robert	4114 Orchid Lane	1		
Spain	Clayton	4116 Orchid Lane		1	
Lundberg	Garry	4118 Orchid Lane	1		
Patterson	Stephen	1402 Parkside Drive		1	
Dominey	James	1418 Parkside Drive	1		
Smith	Robert	1419 Parkside Drive		1	
Rainey	Daniel	1501 Parkside Drive		1	
Lambdin	Jeffrey	1503 Parkside Drive		1	
Stafford	Malinda	1505 Parkside Drive	1		
Salah	Mostafa	1507 Parkside Drive		1	
Warnick	Mark	1306 Rosebriar Lane		1	
Murray	Raymond	1308 Rosebriar Lane		1	
Croom	Germaine	1309 Rosebriar Lane		1	
Niemi	Tracy	1310 Rosebriar Lane	1		
Barham	Charles	1311 Rosebriar Lane		1	
Shaw	Patrick	1305 Thistle Lane		1	
Curry	Joyce	1311 Thistle Lane		1	
Grigelis	Richard	1315 Thistle Lane	1		
Liddell	Gary	1304 Westridge Drive		1	
Carson	Louis	1309 Westridge Drive		1	
Hensley	Andrea	4003 Wildbriar Lane	1		
Oleson	Aimee	4102 Wildbriar Lane		1	
Mafi	Mazier	4201 Wildbriar Lane		1	
Haefner	Christophe	4207 Wildbriar Lane		1	
Schlieker	Robert	4204 Woodcrest Lane		1	
Shelton	Charles	4208 Woodcrest Lane		1	
Walker	Billy	4210 Woodcrest Lane		1	
Gardner	John	4301 Woodcrest Lane		1	
Wright	Chris	4307 Woodcrest Lane		1	
Jackson	Richard	4309 Woodcrest Lane		1	
Merren	Gilbert	4311 Woodcrest Lane		1	
TOTALS			18	57	75

	PHASE 1	PHASE 2	TOTAL
SUMMARY OF VOTES BY DEVELOPMENT PHASE	34	43	77
TOTAL HOMES IN LOWES FARM	268	170	438
PERCENTAGE ATTENDANCE	13%	25%	18%
QUORUM REQUIREMENT	n/a	n/a	10%

VOTE TOTALS	
Paul	61
Ginnie	58
Scott	53
Chris	16