

**MINUTES OF MEETING**  
**LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 13, 2010**

Dan Sides, Board President, called the meeting to order at 7:00 p.m. The meeting was held at the Blue Cow Coffee Shop, 3807 E. Broad Street in Mansfield.

**ATTENDEES:**

The following Officers and Directors were present:

Dan Sides, President  
Ginnie Bucek, Vice President  
Liz Wright, Secretary  
Paul Blevins, Director (Committees)  
Meka Bowling, Premier Communities

Scott Smith, Treasurer (unable to attend)

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

- A. March 2010 Association Manager's Monthly Management Report
- B. Financials were not ready at the time of the meeting.
- C. \$108,435 amount moved to a money market account.
- D. As of 4-18-10, 48 owners had previously received their 2<sup>nd</sup> notices and will not go to Red Rock for the remaining total. Liens filed on 9 owners, (Jefferies Lien Status, no bankrupt status, but more info due soon) one foreclosure at 4311 Aston Lane, payment plans established on two owners.
- E. Dan requested Meka to forward emails from 1304 Westridge Drive concerning ACC Denial, and board will discuss at the May 11<sup>th</sup> meeting.
- F. Currently 31 Violations, mostly landscape issues, one ACC request open.
- G. Arbor Store received approval for Pool Arbor on 3-25-10, waiting for permits, but mostly it will be assembled in their shop.

**CONSENT AGENDA**

- √ Approval of Minutes from March 24, 2010.
- √ Approval of Financials from March 2010.

**NEW BUSINESS**

- A. ACC approved the first request for Solar Panels.
- B. Solar Panel guidelines, uniform manor and standard procedures will be added to Current Design Guidelines and posted on web site.
- C. Board may need to create an amendment to ACC guidelines for standards and approval procedures.

- D. Meka will check with other HOA's of their current guidelines for Solar Panels. Board will share findings with ACC Committee.
- E. Dan requested board to determine guidelines on mass e-mails to homeowners.
- F. Candidate Forum will begin at 6:30 p.m., Thursday, April 22, 2010, at Mary Lillard Intermediate School. Amanda Rogers, Editor of the Mansfield News-Mirror, will mediate. Dan has arranged for rental items, Liz arranged for cookies and waters to be donated by Blue Cow Coffee Café. Signs for Candidate Forum will go up on Sunday, April 18<sup>th</sup>, and then signs encouraging early voting will be posted April 26<sup>th</sup>. E-mail blasts will be sent April 18<sup>th</sup> to encourage attendance at Candidate Forum, then on April 30<sup>th</sup> for early voting.
- G. The pool will open on Saturday, May 1, 2010. The party will be 4:00 p.m. – 6:00 p.m., Sunday, May 30, 2010. Vendor for soft drink machine needs to be notified about pool opening.
- H. Meka is checking with vendors for fence staining for discounts to be offered to homeowners. HOA concerned with uniform color. Vendor will be listed in HOA Newsletter to encourage homeowners to update with common color.

### **EXECUTIVE SESSION**

*Executive sessions maybe 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  
3807 East Broad Street  
7:00 p.m. – Tuesday, May 11, 2010

3807 East Broad Street  
7:00 p.m. – Tuesday, June 15, 2010

### **ADJOURN**

Motion to Adjourn by Paul Blevins, Seconded by Dan Sides, Passed 4-0, at 8:36 p.m.