

MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 11, 2010

Dan Sides, Board President, called the meeting to order at 7:05 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
Scott Smith, Treasurer
Paul Blevins, Director (Committees)
Meka Bowling, Premier Communities

Guest – Gale Moericke, MISD School Board President. The districts fifth high school will open in August of 2012. Mr. Moericke discussed the process for the attendance zoning that will begin in the fall of 2011. The district will receive Demographic study showing Socio-Economics of the area. The Demographic Group do not draw the Attendance Zone Maps, but gives the committee 4-5 options and they create proposals. Mr. Moericke offered to come back and address our board anytime.

STAFF REPORT (Premier Communities, Meka Bowling)

- A. April 2010 Association Manager's Monthly Management Report
- B. Financials were not ready at the time of the meeting.
- C. 51 owners had received collection notices, 1 reminder, 11 received their 2nd notices and will now go to Red Rock for the remaining total. Liens filed on 8 owners, 3 bankrupt statuses and one foreclosure. Payment plans established on two owners. On Accounts at Red Rock for Demand were 25 owners.
- D. Concerning 1304 Westridge Drive, new request were denied by ACC. The area of mulch is still too large; homeowners were informed the stone wall will change drainage process, and that they need 2 established trees. Their landscaping does not match the original design that ACC approved.
- E. Explanation of Line Items with Significant Variance to Budget:
 - 1. Electric (5110) is estimated for April, due to not receiving invoices from TXU.
 - 2. Pool Furniture (6128) is over for the month due to purchases.
 - 3. Community Relations (7870) is over budget for the month due to expenses for Candidate Forum. Some costs will be reimbursed by other HOA's.
- F. Currently 31 Violations, mostly landscape issues, four ACC request open.

CONSENT AGENDA

- √ Approval of Minutes from April 13, 2010.
- √ Approval of Financials from April 2010.

NEW BUSINESS

- A. Dan instructed Meka to follow up with Arbor Construction, due to engineer drawings and delay in permits, contract was awarded to Posse Construction to build the 10' X 30' in Length and 20' Wide Pool Pergola. It will have 8x8 Posts and 4x12 Beams, Total Cost - \$14,440.00. This will include permits and Drawings.
Paul Blevins made the motion, Scott Smith Seconded, Passed 5-0.
- B. On Solar Panel standards and approval procedures, ACC following State Proposals.
- C. No nominations for New Committee Chairs, Pool Committee Chair is still open.
- D. Concerning dead trees on Lowe's Farm Parkway, Meka will follow up on the three trees and on the Maiden Grass. She is meeting with Landscapers.
- E. The pool party will be 4:00 p.m. – 6:00 p.m., Sunday, May 30, 2010. Board and Committee Chairs will have a table set-up. Meka was asked to have our vendors take care of cleaning, leave supplies such as bathroom supplies, trash cans and liners, maintenance and landscape needs and to inform security that the gate would be open during that timeframe.
- F. HOA Newsletter is being mailed on Friday, May 14th.
- G. On new pool furniture, the credit was given on the tables and chairs that were previously purchased and then damaged during the storm. Meka is looking into ordering 33 chairs and the possibility of selling the existing furniture. Board will use the Reserve Funds for this purchase.

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.*

Concerning Homeowner and Red Rock Billing Department, the Customer Service has left 3 messages. Dan requested to talk with manager at Red Rock so he will have info concerning Homeowners complaints over amount of collection due.

Next Board of Director's Meeting
3807 East Broad Street
7:00 p.m. – Tuesday, June 15, 2010

ADJOURN

Motion to Adjourn by Scott Smith, Seconded by Ginnie Bucek, Passed 5-0, at 8:34 p.m.