

MINUTES OF MEETING
LOWE'S FARM HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 15, 2010

Dan Sides, Board President, called the meeting to order at 7:00 p.m. The meeting was held at the Lowe's Farm Amenities Center, 1405 Parkside Drive in Mansfield.

ATTENDEES:

The following Officers and Directors were present:

Dan Sides, President
Liz Wright, Secretary
Scott Smith, Treasurer
Meka Bowling, Premier Communities

Unable to attend:

Ginnie Bucek, Vice President (Proxy given to Liz Wright)
Paul Blevins, Director (Committees) (Proxy given to Liz Wright)

STAFF REPORT (Premier Communities, Meka Bowling)

- A. May 2010 Association Manager's Monthly Management Report
- B. Financials from May 2010.
- C. 41 owners had received collection notices, 1 reminder, 3 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 one owner. On Accounts at Red Rock for Demand were 24 owners.
- D. Concerning 1304 Westridge Drive, ACC approved new request with corrections. ACC will follow-up after changes are completed.
- E. Explanation of Line Items with Significant Variance to Budget:
 - 1. Electric (5110) is still being accrued due to the error at TXU that Premier is still working to resolve.
 - 2. Pool Supplies and Equipment (6115) is over budget due to combining year to date expenses from Pool repairs and Maintenance (6120) with this line item.
 - 3. Legal Expenses (7230) is under budget due to the cost savings earned by sending delinquent accounts to Red Rock.
- F. Currently 25 Violations, mostly landscape issues, no ACC request open.
- G. Board was informed another lot was expected to be listed as a 'Forced Mow' and 2 homeowners would be receiving violation letters.
- H. Tree was down on Broad Street due a wreck recently, Meka was checking with Landscaper concerning some of our Live Oak trees, possibility of a tree disease.

- I. Current homeowner that defaulted on Payment Plan and Red Rock needs approval to move forward with Foreclosure.

Motion made by Scott Smith to move forward, Seconded by Liz Wright, Passed 3-0.

CONSENT AGENDA

- √ Approval of Minutes from May 11, 2010.
- √ Approval of Financials from April and May 2010.

NEW BUSINESS

- A. After discussion of the necessity of a pool monitor was completed. Option A that would allow for Moderate Monitoring Service for the pool was selected, this would allow for 2 days during the week that would alter and coverage on the weekends. Service will begin Saturday, June 19, 2010.
Scott Smith made the motion, Liz Wright Seconded, Passed 5-0.
- B. Concerning a Pool Attendant Station, board decided not to pursue at this time.
- C. Interest was still high concerning a July 4th Parade and it was decided to hold the Parade at 10:00 a.m., Saturday, July 3rd this year, to allow for greater participation. **Correction:** Due to a conflict, the Boy Scouts will hold the Parade in the Evening.
- D. Meka was asked to cover with the Landscaper concerning trees and grass in entry way, and in the out fall area, trim the red tips to match others.
- E. Board requested Meka to purchase one chaise lounge for \$200. that will match newest pool furniture.
- F. Board requested Meka to follow up on ACC Solar Panel Standards, to be sure we are with the State Standards.

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 rental signs, board agreed that we cannot allow this variance from the established CCR rules, Meka will inform them.

Next Board of Director's Meeting
7:00 p.m. – Tuesday, July 6, 2010
Location TBD

ADJOURN

Motion to Adjourn by Scott Smith, Seconded by Liz Wright, Passed 3-0, at 7:32 p.m.