

## LPHOA Board Meeting, January 25, 2011

**In attendance: Chuck Keller, Secretary (Interim); Marilyn Barnes, Brent Black, Brian Treat; Richard Vogt and Rod Reusch from the maintenance committee; Gale Vendosel and Doug Gifford, committee members**

**Meeting called to order 7:16 p.m.**

### **Trickle Cannel and Retention Pond**

- The issue has been turned over to the City of Broken Arrow – We are in the last stages of the process: The legal department has reviewed and is ready to go to the city council.
  - Action item – Determine whether which board officers might need to determine the deed transference
  - The board will have the paper work reviewed

### **Discussion Items**

- The board will attempt to meet the first Monday each month.
- The election of new members will be tabled to the next meeting due to a lack of a quorum.
- Members advocate for the formation for a Crime Patrol
- The need for more effective deed restriction enforcement
  - Action item – develop more effective and clear wording on complaint letters
- The meeting attendees agreed that the common area landscaping goals should be to keep the areas neat and appealing
  - Action item – Continue to pursue ways to improve the appearance of the front entrances with the concept in mind to develop a brand for the neighborhood.
- Need to prepare the annual budget

### **Maintenance Report**

- **Light Repair** The maintenance board continues to repair lights and upgrade lights
  - Some street lights will require a change out of the ballast to accept newer light bulb forms
  - The board would like to look into the possibility of new holiday lighting
  - We need to begin to acquire bids for the repainting of the street lights
- **Landscaping issues**
  - Continue to explore to ideas for seasonal color plantings for the front entrances

- There are a couple of trees that need attention in the play park
- We received three bids from Spirit, US Lawns and Tru-Green for the annual grass cutting, bed maintenance etc. annual contract. The board made motion and passed the motion to award the annual contract to Spirit.
- **Structural repairs**
  - The West Detroit Street bridge needs repair on the four end and pilaster pieces
  - The front walls may need painting

### **Annual Assessments**

As of this date, 59% of the annual dues have been paid. The board will have reminder signs placed in the subdivision.

### **Bylaws**

- The bylaws may need to be changed to reflect the lands that will shortly be deeded over to the City of Broken Arrow

### **Complaints**

There was a complaint submitted for a homeowner in the 600 block of N. Aster Place who placed tree and bush trimmings in the trickle channel