

Lancaster Park Homeowners Association Inc.
Board of Directors Meeting
June 13, 2005

Meeting Location: Liberty Church

Attending: Brian Neufeld, David Barnes, JT Thomas, Ed Aday, Bash Jimoh, Joe Drake, Mary Burgess

Absent: Tim Linehan, Julie Mueller

The meeting was called to order at 7:08 pm by Brian Neufeld.

NEW BUSINESS

Maintenance Committee

Trickle Channel South of Detroit Street

Brian introduced Eric Cochran, chairman of the Maintenance Committee. The committee has received two proposals to clean up the trickle channel south of Detroit Street to the detention area. Eric stated the goal is to make sure the channel flows freely. The bids are as follows:

Tru-Green - \$9,200
Steve Eddy - \$12,500

Because the work involves rather extensive clean up to remove trees, brush and vines, Eric will ask Tru-Green what work needs to be done now and obtain another quote if the work were postponed until fall or winter. This will be coordinated with Brian.

Entrance

Quotes for repairs to the entrance were also researched. The cedar beams on top of the entrance structures are deteriorating due mainly to water damage. The committee is looking at capping the top with flashing or vinyl siding to prevent water damage. Eric also contacted a ceramic coating business and is waiting on a quote. The committee also is waiting on a quote to replace the low voltage lights at the entrance with 110 bulbs. The goal is to lower maintenance and lighting costs. The new lighting would be down light instead of up lighting.

Park

Currently no water is flowing from the water fountains in the park. A proposal for \$1000 to replace tubing and valves in the ground has been received. Ed Aday suggested we get two quotes; one to completely remove the fountains and another to fix them. Brian requested the committee inspect the condition of equipment in the playground area also.

Because of the cost of some of these projects, a few of the maintenance decisions may have to wait until annual meeting for homeowners to decide.

Communication Committee

JT Thomas reported on the Communication Committee meeting. He shared an article for the newsletter regarding the cost of maintenance. The article included a map of the subdivision indicating the common areas.

OLD BUSINESS

Procedure

No minutes from the May 9, 2005 Board Meeting were available and will be approved at a later time. Minutes from the May 20, 2005 Special Meeting were amended and approved by a unanimous show of hands.

Upon a motion made by Brian Neufeld, Mary Burgess was unanimously approved to become Secretary of the Board. Another motion made by Brian Neufeld to approve David Barnes to fill the position of Vice President was also unanimously approved.

Brian suggested we wait until Tim Linehan returned to complete the review of the by-law footnotes.

NEW BUSINESS

Miscellaneous

JT Thomas presented a proposal to purchase a recording device to facilitate more accurate minutes. The approximate cost would be \$29.95 for the recorder, \$1.95 for the cartridge, and \$9.99 for a microphone. A motion was made by David Barnes to purchase the recording device; it was unanimously approved. JT will coordinate the purchase.

The Social Committee is currently working on the July 4th parade and celebration for the neighborhood.

Joe Drake volunteered to summarize the new board changes for presentation on the website and in the newsletter.

ADJOURNMENT

With no new business to present, Brian made a motion to adjourn the meeting. The motion was unanimously carried. The meeting adjourned at 8:43 pm.

Submitted by Secretary: Mary Burgess