

Lancaster Park Homeowners Association Inc.
Board of Directors Meeting
August 8, 2005

Meeting location: Liberty Church

Attending: David Barnes, Bash Jimoh, JT Thomas, Julie Mueller, Ed Aday (arrived 7:50 pm), Nancy Schaefer, Mary Burgess

Absent: None

David Barnes called the meeting to order at 7:07 p.m.

David Barnes referred to the May 9, 2005 minutes from the Board of Directors meeting concerning Nancy Schaefer's favorable vote to fill an anticipated vacancy. David made a motion for Nancy Schaefer to fill Brian Neufeld's vacant board position and to serve out the remainder of his term. Julie Mueller seconded the motion. A unanimous vote approved Nancy to the Board.

David Barnes made a second motion to elect Darlene Cardwell to serve Joe Drake's remaining term. Bash Jimoh seconded the motion. It was a unanimous vote to approve Darlene to the Board.

Julie Mueller nominated David Barnes to fill the officer position of President vacated by Brian Neufeld. Nancy Schaefer made a motion to make David Barnes president. He was voted President by a unanimous vote.

OLD BUSINESS

David Barnes made a motion to accept the minutes from the July 11, 2005 Board of Directors meeting. The minutes were unanimously approved as amended.

David Barnes made a motion not to hold open board meetings. The motion was unanimously approved. Homeowners should submit a written request to the HOA secretary to be put on the agenda if they have a concern to voice.

David Barnes will send a response to the concerned homeowners who submitted a complaint regarding repainting and maintaining homes. David will also rewrite a letter to address this issue. Nancy Schaefer will also rewrite the covenant enforcement letter. Both letters will be mailed to all homeowners after being reviewed by attorney, Maynard Ungerman.

COMMITTEE REPORTS

Maintenance Committee

Resignations. Jim Davis resigned from the committee and has forwarded all information to chairman, Eric Cochran. Mary Burgess will contact Eric to get the minutes from the committee for posting on the website.

Water Bill. Julie Mueller contacted the city of Broken Arrow regarding the high water bill for the month of July totaling \$317.98. There was a line break causing excessive water usage. The city agreed to lower the bill to \$140.35. The amount will be credited to the LPHOA bank account.

Repairs. The cost for the parts to repair a broken swing in the park is \$193.00. Parts have been ordered from Rex Playground Equipment. Julie Mueller will coordinate the repair with an insured person.

The cost of the valves to repair the fountains in the park totaled \$289.75. They were purchased from Ferguson Enterprises, Inc. The cost for Wicks Plumbing to complete the repair is an additional \$200.

A homeowner broke an irrigation line running along the trickle channel. Tru Green will repair the line which will cost \$225- \$250. The bill for the repairs will be sent to the homeowner.

Architecture Committee

Mary Burgess will contact Julie Karpio to obtain the Architecture Committee minutes. David Barnes suggested the Architectural/Covenant Review Subcommittee minutes do not need be posted on the website because it is an ad hoc committee with one single purpose. The subcommittee's final proposals will be posted on the website.

Communication Committee

Minutes from the August Communication Committee meeting will be reviewed and approved outside the meeting then posted on the website.

NEW BUSINESS

Common Areas. David Barnes requested JT Thomas coordinate an effort with the Communication Committee to have an announcement posted on the website reminding homeowners not to plant in the common areas and stating they will be responsible for any damage caused. JT will contact the Communication Committee chair and Richard Schaefer to help write the announcement. Nancy Schaefer suggested the announcement also be published in the next newsletter.

Covenant Enforcement. David Barnes suggested the Board formulate a covenant enforcement policy. He stated each covenant violation will be evaluated on a case-by-case basis regarding how it impacts the neighborhood. Nancy Schaefer and Bash Jimoh both suggested having an arbitration committee made up of a group of peers. Julie

Mueller will ask Maynard Ungerman for his opinion. Bash Jimoh suggested a procedure be set up to resolve violations.

It was agreed to wait two more weeks for a response from a homeowner notified concerning a covenant violation regarding the home's mailbox. This gives the homeowners a full 30 days to take action.

Miscellaneous. Julie Mueller read two letters addressed to the Board. A restaurant requested placing an ad in the newsletter. She will contact them stating that we are prohibited from placing ads. A note from a concerned homeowner was also received regarding excessive water usage by Lancaster Park residents. Julie will respond to this homeowner.

ADJOURNMENT

Bash Jimoh made a motion to adjourn. The vote was unanimous. The meeting was adjourned at 9:01 pm.

Respectfully submitted by Mary Burgess, HOA Secretary