

Lancaster Park Homeowners Association Inc.
Special Board of Directors Meeting
August 23, 2005

Meeting location: Liberty Church

Attending: David Barnes, Julie Mueller, Nancy Schaefer, JT Thomas, Darlene Cardwell, Mary Burgess

Absent: Bash Jimoh, Ed Aday

PROCEDURE

David Barnes called the meeting to order at 7:08 pm.

Julie Mueller made a motion for Nancy Schaefer to fill the vacant Vice President office. Darlene Cardwell seconded the motion. Nancy was unanimously voted to be Vice President.

OLD BUSINESS

David Barnes suggested the Board table the discussion on bylaw publication until the September board meeting.

David Barnes made a motion to accept the minutes from the August 8th board meeting. Julie Mueller made a change regarding the swing set repair. The minutes will be approved later for publication.

Common Areas

David Barnes made a motion to approve the "Use of Common Area" notice for publication on the website and in the next newsletter. The motion was unanimously approved.

Covenant Enforcement

David Barnes made a motion to accept the letter written to homeowners regarding their concern about the deteriorating exterior conditions of homes in the neighborhood. The board unanimously approved the motion.

Nancy Schaefer will make changes to a generic letter that can be customized for violations, or complaints. The Board approved the letter with that stipulation.

Regarding a covenant enforcement policy, David Barnes suggested not using arbitration. The Board will continue to address the question of how to enforce covenants.

David Barnes will follow up with a homeowner in violation of the covenant regarding the home's mailbox. Nancy Schaefer will write a follow-up letter to the homeowner.

Maintenance

The Maintenance Committee is waiting on an estimate to fix the lights in the front entrances. The Board agreed to repair the lighting first before making decisions on repairing and painting both front entrances.

NEW BUSINESS

Annual Meeting

David Barnes suggested displaying photos from neighborhood events on a screen as members enter. He also suggested handing out a packet with information regarding finances and covenant proposals.

Nancy Schaefer will make arrangements with Liberty Church to hold the meeting.

Proposed Covenant Changes

Julie Mueller will take proposed changes to the covenants to attorney, Maynard Ungerman for his review.

ADJOURNMENT

Julie Mueller made a motion to adjourn the meeting. The motion was unanimously approved. David Barnes adjourned the meeting at 9:11 pm.

Respectfully submitted by Mary Burgess, HOA Secretary