

Lancaster Park Homeowners' Association, Inc.
Board of Directors Meeting
September 20, 2005

Meeting Location: 4308 West Detroit Street, BA.

Attending: David Barnes, JT Thomas, Julie Mueller, Darlene Cardwell, and Nancy Schaefer.

Absent: Bash Jimoh, Mary Burgess.

President David Barnes called the meeting to order at 7:06 p.m.

The first discussion was on the Proposed Restrictive Covenant Changes, and whether or not the subcommittee of fourteen people had approved the proposed changes. Nancy Schaefer reported that 11 of the 14 members responded with approval votes, three did not respond to request. David Barnes moved that we accept the work of the subcommittee and proceed in getting the votes to amend. Seconded by Darlene Cardwell. Unanimous vote to approve. David thanked all who worked with the subcommittee.

Plans are being made for an orderly Annual General Meeting. David Barnes, President of the BOD will preside at the meeting. He will approach the meeting by observing that everyone working with the Association is a volunteer. A person from each committee will report on the workings of his/her committee. Those wanting to speak at the meeting will need to sign up in advance of the meeting and identify the area to be addressed in their speech. Darlene Cardwell suggested that we reserve time at the end for questions from the floor. It was decided that questions will go to the person of the committee that presents, and have him address the answers during his discussion; and only if there is time left after the meeting should we have questions from the floor. Two hours may not allow time for everyone to speak. If there are unanswered questions from the floor, the name, address, and information requested will be taken by a Board Member or a volunteer, and an individual response to their question will ensue.

Julie Mueller, Treasurer of the BOD will make presentations on the financial compilation and the 2006 Budget. JT Thomas will arrange to have overhead Power Point projections to aid her.

Reports from the Communications Committee, Architectural Committee, Maintenance Committee, and the Social/Welcome Committee will be presented.

David Barnes says that the policy of the new Board is full-disclosure of Association business. All books are available to be viewed. All minutes from the committees and the Board of

Directors are posted on the Website. Financial books and all records are available to view with some notice given.

Nancy Schaefer expressed appreciation for the cooperation of the BOD in working with By Law changes, especially JT Thomas for his detail-conscience approach.

A Packet of handout materials for the Annual General Meeting will include:

- (1) A map of Additions
- (2) Agenda for Meeting
- (3) Financial Compilation through October 2005
- (4) 2006 Budget

David Barnes moved to increase the 2006 Assessment from \$173 to \$181 per lot per year, less than the 5% allowed by By Laws. Seconded by JT Thomas. Unanimous vote.

David Barnes moved to approve the format of the "Bill of Assessment," to be mailed to homeowners to notify them of the 2006 assessment dues, as submitted by Treasurer, Julie Mueller. Seconded by Darlene Cardwell. Unanimous vote.

Darlene Cardwell moved that the Bill of Assessment be dated "by November 15, 2005" for a first-class mailing. Seconded by Julie Mueller. Unanimous vote.

The notice for the Annual General Meeting was approved. Moved by Nancy Schaefer, seconded by Darlene Cardwell, unanimous vote. The meeting will be Monday, November 7, at Liberty Church, 7777 South Garnett, Broken Arrow, from 7:00 to 9:00 p.m. Registration will begin at 6:30 p.m. The notice will be mailed to homeowners the week of October 17, 2005. The Proposed Restrictive Covenant changes and an official ballot with explanations of how to fill out the ballot will be sent in a second first-class mailing by the first of November. The proposed changes will also be posted on the Website for study. Signatures must be made on the official ballot before a notary public. The ballot, containing the legal descriptions of your property, is not valid unless signed and witnessed by a notary public.

Nancy Schaefer moved that we remove the constraints imposed by Article VII, Section 1, (e) for Mary Burgess due to surgery that prevented her attendance at Board meetings. David Barnes seconded the motion, and the vote was unanimous.

JT Thomas wants recorded in the minutes that he did not want to vote "for" By Law change, endnote 37 (Article XIV, Section 1). The acting secretary asked for an email confirming that information. Email received, acknowledged, and Minutes of the Meeting for 9-13-2005 were revised to reflect his "no" vote on that issue. Revised minutes of the meeting have been sent to the Board Members for approval after which they will be posted on the Website.

JT Thomas presented the minutes of the last Communications Committee for approval by the Board. David Barnes moved that we approve the minutes of the meeting. Seconded by Julie Mueller. Unanimous vote.

Darlene Cardwell agreed to serve as chairperson on the Nominating Committee. Three new Board members will be elected to serve a three (3) year term for vacancies occurring on December 31, 2005.

Julie Mueller reported a break in the irrigation system that was caused by a homeowner. The excessive water bill for the month was \$274.34. Ms. Mueller requested a reduction from the city. She made two inquiries and was required to show the invoice for repairs before the city could determine the amount of refund due. The City of Broken Arrow issued a credit for \$101.56 making the bill \$172.78 after the credit.

Three complaint forms were sent by a homeowner dated 9-3-05. Julie Mueller responded with a phone call on the date of receipt, 9-10-05. One was a leak in the park area for which the plumber was already scheduled for repair on 9-12-05, however the repair was not completed until the following week. The plumber made a second trip at no cost to the LPHOA. The other complaints were related to city code. A letter will be sent to the homeowner by David Barnes giving telephone numbers of the City of Broken Arrow where he might receive information on the complaints.

The Board decided that trying to vote on Restrictive Covenants changes at the Annual General Meeting would not be in the best interest of the homeowners. Julie Mueller reminded the Board that a previous proposal was made to have a notary public available. Julie suggested having a Notary public at the Park on Saturdays from 10:00 a.m. until 3:00 p.m. until the required number of votes have been attained for either approval, or defeat, of the changes. Changes will be promoted and shown at the meeting, but in order for the members to have time to consider which they prefer, the voting will begin at a later time.

Darlene Cardwell moved to adjourn. Seconded by Nancy Schaefer. Unanimous vote. Meeting adjourned at 9:58 p.m.

Next meeting of the Board of Directors is scheduled for Tuesday, October 4, 2005, at 7:00 at 4305 West Detroit Street.

Respectfully submitted by Nancy Schaefer for Mary Burgess