

Lancaster Park Homeowners Association Inc.
Board of Directors Meeting
October 4, 2005

Meeting location: 4305 West Detroit Street

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

Absent: Bash Jimoh

Procedure

President, David Barnes called the meeting to order at 7:05 pm.

OLD BUSINESS

David Barnes addressed a letter received from the homeowner who damaged a water line in the common area. He will draft a response to the homeowner for later approval from the Board.

Nancy Schaefer will contact Chaun Goins regarding posting the bylaw changes on the website. She will also check with Chaun about posting Board Meeting minutes.

NEW BUSINESS

Maintenance

Julie Mueller submitted two proposals from Tru Green regarding seeding of the common areas and work to done in the detention pond. David Barnes will contact Tru Green for further details.

Julie Mueller proposed foregoing the \$1200 expense for fall flowers due to unforeseen maintenance expenses. A vote was taken via email after the meeting. The motion carried with five votes for not planting fall color and one abstention.

Covenant Changes

Julie Mueller made a motion to accept the sample ballot for the proposed changes to the covenants as the official ballot. The motion was unanimously approved.

Julie Mueller will discuss with attorney Maynard Ungerman the ballot for the proposed changes to the covenants. She will also seek advice on amending the Articles of Incorporation.

ANNUAL MEETING

David Barnes made a motion to accept the Notice for Annual Meeting to be mailed to homeowners. Julie Mueller seconded the motion. It was unanimously approved.

At the annual meeting a packet will be handed out to those attending which will include a map of the addition, agenda, financial compilation through October 2005 and 2006 budget.

JT Thomas discussed the sequence of events for the annual meeting. Committee reports from the Communication, Social, Maintenance, and Architecture/Covenant Committees will be given with an opportunity for homeowners who signed up to speak to ask questions. Treasurer, Julie Mueller will give the Treasurer's Report. Nominations for the Board of Directors will be taken from the floor. The nominees will be given the opportunity to introduce themselves. Volunteers are needed to count votes.

Darlene Cardwell, chair of the Nominating Committee, is still actively seeking volunteers to serve on the Nominating Committee. She is also seeking candidates to the Board, as of this date no volunteers have come forward.

ADJOURNMENT

The next Board meeting is scheduled for Tuesday, October 18 at 4308 West Detroit Street. Julie Mueller made a motion to adjourn. The motion was seconded by David Barnes. The meeting was adjourned at 10:00 pm.

Respectfully submitted by Secretary, Mary Burgess