

**Lancaster Park Homeowners' Association, Inc.**  
**Board of Directors Special Meeting**  
**October 27, 2005**

Meeting location: 4308 West Detroit Street

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

Absent: Bash Jimoh, Darlene Cardwell

President, David Barnes called the meeting to order at 7:10 p.m.

Annual Meeting

The Bylaws do not require the Budget to be approved by Members of the LPHOA; Budget must be presented to the members and will be given at the Annual Meeting.

Julie Mueller, Treasurer, presented a proposed 2006 Budget. Nancy Schaefer moved that we accept the Budget as proposed. Mary Burgess seconded. Unanimous vote, Mary Burgess later voted "no," if not to be approved by Members.

The 2006 Budget will be handed out in the packet at the Annual Meeting to make sure Members are aware. The 2006 Budget and the Financial Compilation **will not** be posted on the Website. However, all records are open to Members for review at anytime.

Included in the packet to be handed out at the Annual Meeting.

1. Map of the additions
2. Financial Compilation through October 31, 2005
3. 2006 Budget
4. Proposed covenant changes with rationale for study by the Members
5. Agenda for 2005 Annual Meeting of LPHOA

The official Ballot for amending covenants will be mailed later along with a copy of Proposed Covenant Changes with Rationale, and instructions for voting the official Ballot that **must be notarized**.

Also included in the same mailing will be a Ballot to amend the Certificates of Incorporation that **must be notarized and requires a 2/3's approval vote of the Members**. Amending the Bylaws to take away power from the Board and give it to the members, by changing Article XIV, Section 1 of the Bylaws at the 2004 Annual Meeting requires a change in "Bylaws," found in Article VIII, of the Certificates of Incorporation. This change will be addressed by our President at the Annual Meeting; and the Certificates of Incorporation will be published on the Website as soon as possible for the information of the Members.

Both the changes in the Proposed Restrictive Covenants and the amendment to the Certificates of Incorporation have been reviewed by an attorney as to substance and form.

JT Thomas will see that microphones and recorders, both audio and video, are available to ensure accuracy of reporting. The Board voted to approve both audio and video recordings due to the fact that our secretary may not be able to attend due to illness.

JT Thomas and David Barnes will go to Liberty Church one day next week to assess the facilities for the meeting.

David Barnes, as co-chairman of the Architectural Committee will present on behalf of that committee due to the requirements of work for the chairman.

### Maintenance Committee

Maintenance of the Common Areas takes much of the yearly Budget.

Julie Mueller received bids from four contractors, based on identical work, for maintaining the common areas. They were:

1. Tru Green
2. Green Up, Inc.
3. Roark Landscaping
4. Lawnovations

The Maintenance Committee approved the bid from Tru Green to be sent to the Board for their approval. The four (4) bids for maintaining the common areas include mowing, trimming, fertilizing, trash removal in the park, etc. (Any removal of trees, repair to the irrigation system, trickle channel, detention pond, and flower plantings are additional costs.) Tru Green has agreed to do the work at the same rate paid the last four years, 2002, 2003, 2004, 2005, and now, 2006. Maintenance Committee Members made the recommendation to continue the contract with Tru Green, because they have more knowledge of the common areas than the Members, and they have been excellent in responding in a timely manner to the needs of LPHOA.

Currently, work needs to be done in the trickle channel south of the Detroit Street Bridge. By waiting until the winter months the cost should be about one-half the cost for doing it in the summer.

The minutes of the meetings of the Maintenance Committee for September 6, and October 25 were approved for posting on the Website with one revision in each document. The corrected minutes will read "six fallen trees," not "two fallen trees," referring to the number of trees removed by Tru Green in the detention pond area that appears in each set of minutes. Notification of the changes was made to the secretary of the Maintenance Committee. Nancy Schaefer moved to approve the revised minutes, second by Mary Burgess, unanimous vote. The changes will be posted on the Website.

The contract for the LPHOA storage building will increase by \$2 per month next year for a total of \$444 per year. The facility is used to store Christmas decoration and maintenance supplies. The Maintenance Committee voted to renew the contract and sent it to the Board for approval. Mary Burgess moved to renew the contract with Secure Care Self Storage; second by David Barnes, unanimous approval to renew.

Julie Mueller reported that she contacted HOW Foundation about donating the old entrance lights. They suggested Habitat for Humanity. Habitat for Humanity was happy to have the donation and Julie and Rod Einer will see that the old parts are delivered to Habitat for Humanity on Saturday morning.

Julie Mueller said that Rex's Playground Equipment installed the new parts for swings in the park on October 25. The parts have been paid for and labor will be billed later.

Motion to adjourn by David Barnes, second by Mary Burgess. Adjourned at 9:15 to review video presentation created by JT Thomas for the Annual Meeting.

The votes to approve the bid from Tru Green, and to approve the minutes of the meeting for 10-18 Special Meeting were approved by email. Copies of email votes will be held by secretary.

Respectfully submitted by Nancy Schaefer for Mary Burgess.