

Lancaster Park Home Owners Association Inc.  
Board of Directors Meeting  
December 14, 2005

Meeting location: 4308 West Detroit Street

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

Absent: Bash Jimoh

Procedure

President, David Barnes called the meeting to order at 7:15 p.m.

By a vote taken via email prior to the meeting, Peter Voth was elected to fill the vacant board position not filled at the annual meeting. He will serve a three year term starting in January 2006.

Nancy Schaefer will contact Liberty Church to schedule board meetings at the church. Meetings are scheduled for the first Monday of the month.

New Business

Nancy Schaefer reported that as of this date twenty-six ballots to amend the covenants have been received from Lancaster Park I and thirty seven ballots from Lancaster Park II have been received. Seventy-three ballots amending the Articles of Incorporation have been returned.

Julie Mueller reported on a letter of complaint received from a homeowner. The homeowner is concerned about a mailbox that has been reconstructed. David Barnes will reply to the homeowners.

Julie Mueller also reported that the Lancaster Park tax bill has been received. She reported that the tax bill was received addressed to Lancaster Park II instead of LPHOA, Inc. She submitted a copy of the merger certificate and a letter of request to have the Tulsa County Clerk change the name. A \$15 fee was paid to complete the change.

COMMITTEE REPORTS

Maintenance

The Maintenance Committee inspected the front entrances. Committee member, Mark Stein, drew diagrams of both entrances indicating the areas of rotted wood. Mark also reported that during a recent wind storm some of the beams tipped over. One of the

columns also needs repair; it has fallen about three inches below the others. He received a quote from Mill Creek Lumber to replace the rotted wood. The cost would be \$144 for the 4 x 12 x 16 beams; \$468 for the 6 x 12 x 16 beams, and \$45 for the 2 x 12 x 12 beams. The committee will also request quotes from M & M Lumber and Hope Lumber. To replace the beams would cost approximately \$16,560. This is strictly the cost of materials not including labor and supplies or painting.

Julie Muller contacted Lassiter Richey, designer of the playground, for an estimate to repair or replace the front entrances. He will contact Julie in a few days with his plan and estimate. David Barnes will contact the Broken Arrow permit department in an attempt to locate the contractor who constructed the entrances. He will also contact the city to request an inspector be sent out to examine the integrity of the structure.

David Barnes suggested looking at redesigning the entrances rather than repairing them. The cost to repair the entrances could reach \$50,000 with the cost of materials, labor and ceramic coating. He suggests redesigning the entrances with low maintenance cost in the future.

Julie Mueller suggested printing an article in the newsletter informing homeowners of the extent of the deterioration of the entrances and about the different options the board is considering. JT Thomas suggested that Eric Cochran and Mark Stein submit an article also to more fully explain the need for repairs.

David Barnes met with Tru Green regarding the trickle channel clean up south of Detroit Street. He revised the scope of the work to be done to preserve the integrity of the natural setting. The original estimate to clean up the channel was over \$9,000. To improve the flow of the trickle channel, David requested a quote to remove two fallen trees that have been in the trickle channel for approximately three years. He anticipates the returned quote to be significantly less because of the scope of the work being done.

Julie Mueller reported that the Association received a thank you from Habitat for Humanity for donating the old entrance lights.

### Communication

Nancy Schaefer reported that the committee has been looking for ways to get volunteers. The committee will send a welcome letter with information about the various committees to new homeowners in the packet given out by the Welcoming Committee.

### OLD BUSINESS

The Association has not received payment from the homeowner who damaged an irrigation line in the common area. A request was sent to the homeowner after the annual meeting in which the attending homeowners voted in favor of having homeowners reimburse the Association for damage they caused in common areas. David Barnes

made a motion to file in small claims court in order to collect this money for the Association. The motion carried unanimously. Julie Mueller will coordinate the effort.

Procedure

Darlene Cardwell made a motion to adjourn the meeting. Nancy Schaefer seconded the motion. David Barnes adjourned the meeting at 9:00 p.m.

Submitted by Mary Burgess, Secretary