

Lancaster Park Board of Directors Meeting  
April 10, 2006

Present: Peter Voth, Danny Mills, Darlene Cardwell, Julie Mueller, David Barnes, Richard Vogt, Nancy Schaefer, Mary Burgess

Absent: Rob Young

Meeting Location: 4308 West Detroit Street

Procedure

David Barnes called the meeting to order at 7:00 p.m.

Old Business

Front Entrance Structure

David Barnes and the Maintenance Committee made a physical inspection of the structures. They found that the damage is severe and beyond repair. They also determined this is a safety concern.

Architect, Peter Voth suggested reconstructing the entrances in stages, the first being the demolition bid then secure a bid for reconstruction. He also brought a fiberglass sample from Fiberglass Specialties. They could do a mold for \$10,000 and each rafter would cost an additional \$1600 each. The total cost would be approximately \$160,000.

He also brought a brochure for Pergola by FiberTech. This is a vinyl structure. The kit is \$3600 for a 12 x 12 structure. This would be to reconstruct the islands only. The cost is per island from the masonry up. He also showed a brochure for hardiboard. It was determined that this material is not thick enough and is too heavy to be used for reconstructing the front entrance. Peter concluded that the association cannot afford synthetic material. He suggested reconstructing with wood again.

Julie Mueller made a motion that in the interest of safety, the association receive bids to demolish the front entrance structures that are damaged beyond repair. They are a hazard and liability to the Association. The masonry and planting pots would remain. Peter Voth seconded. The vote was unanimous. David Barnes will handle getting bids for demolition.

David Barnes made a motion to have Coburn Electric remove the lighting from the front entrance structures as soon as possible. Darlene Cardwell seconded the motion. The vote was unanimous. The fixtures and material will be stored until reinstallation can be done. Maintenance Committee member, Richard Schaefer will oversee the electrical work. Julie Mueller will contact Coburn Electric to make the arrangements.

Nancy Schaefer reported that the association also needs to look at the gazebo. She noted that it was in need of repairs, if not to be replaced. David Barnes and Richard Schaefer of the Maintenance Committee will inspect the structure.

### Committee Reports

#### Maintenance

Approval via email prior to the meeting was received for Tru Green to plant spring color. The cost is \$1,164.20. This is the same seasonal installation as last year for the front entrance and the park.

#### Treasurer

The insurance for the Association was renewed on April 5 for a total of \$3,271.06. This includes \$75,000 employee dishonesty bond, liability and replacement costs value for structures.

Two liens were filed on March 27. One lien has been satisfied; leaving only one unpaid assessment. The association has collected assessments from 349 lot owners out of 350.

The homeowner who caused damage in the common area has reimbursed the association for the cost of repairs and the small claims court cost.

#### Welcome

The Easter Egg Hunt was held April 8. There were 24 kids and 34 adults in attendance. The committee is planning the July 4 event.

### Old Business

#### Ballots

Nancy Schaefer reported that 116 lots have voted so far; 234 lots have not responded.

### Miscellaneous

Nancy Schaefer reported that there is a "Let's Talk BA Forum" on April 20 at 7:00 p.m. at Immanuel Lutheran Church. They invite all to come.

David Barnes presented a brochure from the BA Seniors. He suggested there may be information to put in the newsletter.

### Procedure

Darlene Cardwell made a motion to adjourn the meeting. Julie Mueller seconded. The vote was unanimous. David Barnes adjourned the meeting at 8:25 p.m.

Submitted by Mary Burgess