

LPOA Board Meeting
May 8, 2006

Attending: David Barnes, Nancy Schaefer, Julie Mueller, Richard Vogt, Darlene Cardwell, Peter Voth
Danny Mills, and Rob Young.

Absent: Mary Burgess.

Meeting called to order by David Barnes at 7:05 p.m.

David Barnes presented a "Request for Proposal" for work to be done to the entry structures. This proposal included two bids: one for a complete rebuild and one for eliminating the beams along the top. Contractors are now bidding the proposal. If the homeowners agree at the special meeting to be held on June 8, 2006 to the rebuilding of the entry structures, work will begin on September 1, 2006. This would give the association approximately 60 days to collect the fees.

Peter Voth asked that if the special assessment is passed and 80% of the neighborhood pays the assessment and 20% do not, would the rebuild not be done? After much discussion the board agreed that the minority should not stop the project and discussed the possibility of filing liens against those that do not pay the assessment. Darlene Cardwell made the suggestion that this subject be presented at the special meeting for the homeowners to give their personal views on.

Nancy Schaefer will send the engineers report from Herndon Engineering, Inc. and pictures showing the damage to the entry structures to Chaun Goins to be posted on the web site. Since it would cost LPHOA to have a power point display at the special meeting, it was decided instead of using the extra funds that pictures would be available at the sign in table for the homeowners to view.

Danny Mills volunteered to contact homeowners by phone to remind them of the special meeting and the significance of attending. Rob Young and Peter Voth volunteered to go door to door to talk with neighbors about attending and signs will be posted at the three entry points into the neighborhood announcing the date and time of the special meeting.

Julie Mueller reported to the board that on Monday May 7, 2006 the gazebo at the park had been vandalized. One of the broken posts was ripped down and left lying on the ground while several other pieces of the gazebo was dumped into the trickle channel. She filed a police report with Officer Chris Walker of the Broken Arrow police department on Tuesday May 8, 2006. Officer Walker is going to put in a request for frequent random drive by in the park area in an attempt to curb any further destruction by vandals. Julie suggested that we send a letter to the Broken Arrow police department thanking them for their help in this matter. Officer Walker also mentioned that in the future, if any of the neighbors in the park area notice any "shady actions" taking place in the area that they report it to the police and not try to handle the situation by themselves.

Julie Mueller stated that the first bid to repair the gazebo, which included repairs on the two visible rotted posts, was for \$1,600.00. Upon starting the work for the gazebo and further investigation on the other posts that had been covered up with "retrofitted" boards by the previous Board, it was found that those other posts were rotted also. A second bid, estimated at \$2,200.00 to \$2,800.00 was for the second leg of the work to do the repairs and replace the rotted wood. Nancy Shaefer made a motion to accept the bid of \$2800.00 for complete repairs to the gazebo but not to exceed \$3000.00. Julie Mueller seconded. Vote unanimous. (Julie Mueller received via fax the final bid on the repairs to the gazebo on May 10, 2006. The total was \$2475.00 including all supplies needed. The work will begin on May 23, 2006, weather permitting.)

The contractor who was hired to repair the gazebo reported that the columns had termites and that an exterminator needed to be contacted. Julie Mueller made a motion for termite treatment of the gazebo before the repairs are finished. David Barnes seconded. Vote unanimous.

Julie Mueller presented the board with the invoice from TruGreen Landcare for \$1,558.29, which is for the flowers on the 71st entries, park area, and irrigation repairs.

The drawing for the gas card winners was held on May 1, 2006 and the recipients were; Billy James & Joy Sue Barton, Harvey & Betty Edmunson, David & Carol Chapman, and Marcelo Elizondo. All gas cards have been delivered with the exception of Marcelo Elizondo. Julie Mueller has attempted to contact Marcelo a total of five times and will continue until May 12, 2006. If by that date she is still unable to contact Marcelo, a new name will be drawn.

Darlene Cardwell made a motion to adjourn the meeting. Rob Young seconded. Vote unanimous. David Barnes adjourned the meeting at 8:20 p.m.

Submitted by Darlene Cardwell