

LPHOA Board Meeting
August 21, 2006

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

Absent: Peter Voth

Meeting called to order by David Barnes at 7:10 p.m.

Julie Mueller followed up on a discussion during the Board meeting on July 10, 2006 and contacted Charles S. Monroe, CPA to get a quote on additional services to be performed for the LPHOA. Additional services that the board would like Charles to perform include the following: preparing, printing, stuffing, and mailing (including postage) of invoices for the annual assessment of the 350 homeowners in our association. They would also include a self-addressed return envelope for the homeowners to send their payments in to the association. They will maintain a spreadsheet with the payment status and provide the necessary information to the board of directors for follow up action for unpaid assessments. They will respond to all inquires from title companies regarding payment of homeowners assessments. Their charges for these services would be \$3.00 per homeowner for the assessment work and \$5.00 per title company request (which will be paid by the requesting title company).

Julie made a motion that we hire Charles S. Monroe for the additional above listed services. Rob Young seconded. Vote unanimous.

The board is sorry to report that Nancy Schaefer has resigned her position as Vice President of LPHOA. Nancy has been an asset to the board, served on the communications committee, and never hesitated to help in any way that she could to make this a better community for herself and her neighbors to live in. There was very little that she would not do when called upon to help. Along with her resignation, Richard her husband, has also given the board notice that he will no longer be able to continue the numerous duties that he volunteered to handle for the board and the neighborhood. Richard spent many hours helping the board in accounting matters and maintaining records for the association. Nancy and Richard unselfishly gave their time, energy, and knowledge to help things run smoothly in many areas that needed attention. The board will sincerely miss them both.

Darlene Cardwell made a motion to elect Danny Mills to replace Nancy Schaefer as Vice President of the LPHOA. Julie Mueller seconded. Vote unanimous.

There was much discussion by all the board members at the meeting about handling complaints submitted by members in regards to the condition of some of their neighbors homes and yards. The board does not want to act like authoritarians and is trying to determine a tactful way of passing on these complaints to the offenders. Several suggestions were made including, letters being sent, board members in person addressing the offender, contacting City of Broken Arrow for city ordinance offenses, or neighbor contacting neighbor to see if they need help in anyway. The board after discussing all of the suggested options decided the best way to handle these complaints would be a letter sent from the board to the homeowner describing the complaint and will give the homeowner time to respond with a solution.

There have been several complaints about a house on Freeport that is running a repair business out of their garage. The City of Broken Arrow inspector has been out to inspect but was unable to see the violation "in action" and suggested that the neighbors call on trash day when the occupant is disposing of car parts to be picked up. The City of Broken Arrow ordinance and LPHOA ordinance both state that a commercial business cannot be run out of their home because of local zoning laws. The offending resident is renting the property so Julie Mueller will contact the owner by writing a letter.

Julie Mueller received a water bill from the City of Broken Arrow in the amount of \$570.01. Knowing that the bill normally runs \$100.00 to \$120.00 per month, she contacted the City and found out that there was a break in the line on the other side of the meter. The City of Broken Arrow reduced the bill to \$105.82.

Julie Muller made a motion that the assessment for 2007 be set at \$190.00, an increase of 5% over 2006, which is afforded in the by-laws. Darlene Cardwell seconded. Vote unanimous.

The final vote for the special assessment for the entranceways, was 156 yes and 78 no (total 234). Since there were not enough votes to pass the assessment, the entrance structures will be demolished. The board will compose a flyer to be sent to all homeowners notifying them of the final vote for the front structures.

Chuck Keller made a motion to write and prepare a flyer for bulk mailing to be sent to homeowners, by Carrie Waters at UPS, pertaining to the final vote of the front entrances. Rob Young second. Vote unanimous.

David Barnes presented the board with a proposal for removal and disposal of the following from the Ark Wrecking Co. of Okla.:

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| 1. Top section of entrance structuring leaving columns in place. | \$4,300.00 |
| 2. Remove columns and top portion. | \$5,900.00 |

Since the bid was received April 17, 2006 with an acceptance deadline of 45 days, David will contact Ark Wrecking to see if the proposal is still valid.

The board discussed several options to salvage some of the entrance structures and took into consideration many of the options brought forth by homeowners at both of the special meetings. Chuck Keller is going to contact Rick Sawyer-Jones Construction and see if possibly that some of the top sections of the entrance that were to be tore down, could be salvaged and used to keep the center islands as close to their original structure as possible. David Barnes will talk with electrical contractors to find a solution in reinstalling lights in the center islands. This is of great concern to the board that with shorter days coming up that we need to get the lighting problems at both entries solved as soon as possible.

The board wishes to thank the following homeowners for their valiant effort in helping every way possible to see that the all homeowner's votes were counted, Dennis and Jeannie Millard, David and Sandy Savage, Eric Cochran, Monica Blackwell, Bob and Shelly Heath, and Dorothy Urganhart.

Darlene Cardwell made a motion to adjourn the meeting. Rob Young seconded. Motion passed unanimously. David Barnes adjourned the meeting at 8:30.