

LPHOA Board Meeting
September 9, 2006

Attending: Peter Voth, Danny Mills, Chuck Keller, David Barnes, Richard Vogt, and Julie Muller.

Absent: Darlene Cardwell and Rob Young

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

Julie Mueller read the board an email that was sent by Mark Stein from the maintenance committee. Mark met with Rick Sawyer Jones, a contractor in the neighborhood, and re-inspected the center islands at both entryways. They determined that the tops of both structures needed to be completely replaced from the top of the columns up. They did not believe there were any beams salvageable from the rest of the structures for the use of replacement for the center islands. In order to save the center islands, they would have to be completely rebuilt. Rick Sawyer Jones will submit a bid rebuilding the structures with salvaged beams, which are made of Douglas fir, and a bid with new cedar beams.

David Barnes made a motion to give the demolition contractor a go ahead to take the beams all the way down to the stone bases. Chuck Keller seconded the motion. Vote unanimous.

David Barnes will contact Ark Wrecking Company to define and confirm the bid and ensure that Ark Wrecking would repair any damage done to the remaining structures. David, a retired contractor, will supervise the work being done by the demo company. The initial bid in April was for \$5,900.00. Since that time, Ark Wrecking had raised the job to \$6,100.00 which David and the rest of the board thought was reasonable.

Peter Voth told the board that he thought that once the structures were down we could do a lot to "dress up" the front entrances by using the right kind of lighting, landscaping, painting of the pots already there, and maintenance on the masonry. This prompted a discussion by the rest of the board that at a later date possibly hiring a professional landscape architect to help in the planning of the front entrances. The board also discussed the lighting problem. Peter Voth will contact a lighting consultant who he works with to advise on lighting the front entrances. Peter Voth is an architect and has available to him contacts of experts in this field. Without the front entrance structures remaining, our previous existing lighting cannot be reinstalled. Colburn Electric was contacted for consultation on this matter and the board felt that their estimate was too high. David Barnes will check the Internet to see if we can find lighting at a better price.

Tito Guerrero Saldivar, W. Detroit Place, contacted David Barnes about adding a third driveway that would extend behind his fence line. There was some discussion by the board about the possibility of an infringement against an easement code with the City of Broken Arrow. The board will advise Mr. Saldivar to check with the City of Broken Arrow about a permit and that a copy of the permit be sent to LPHOA.

Once again vandals have defaced the park bridge with obscene graffiti. Pete Voth and Richard Vogt will inspect the damage to see what needs to be done. Since the inspection Richard Vogt painted over the graffiti on the park bridge and touched up some of the rust spots with green Rust-oleum. While repairing the damage, he noticed that the signs were all bent and the camera had been stolen. He suggested removing all the damaged signs and anything else that serves as a challenge for the vandals to destroy. Richard will check on the park a couple of times each week to monitor the situation.

Mr. Fost, N. Aster Pl., emailed each of the officers on the board regarding a threatening letter he received about his no proxy vote for the special assessment. David Barnes, president, contacted Mr. Fost and requested a copy to be sent to LPHOA so the board could investigate the matter further. In Mr. Fost's email, he made several comments and suggestions about some of the issues before the board and committees and had ideas on changing them. David Barnes will re-contact Mr. Fost to ask him to volunteer to join the board or one of the committees so that he may have a chance to help the association.

David Barnes reported to the board that the gazebo needed repairs to the expansion joints. Eric Cochran on the maintenance committee is looking into the materials needed for the repairs and Mark Stein has volunteered to make the repairs.

Julie Mueller noticed that there was an irrigation break at the Aster Entrance and contacted Tru-Green who made the repairs immediately.

The board discussed a flyer submitted by Julie Mueller to be mailed out to all the homeowners announcing the results of the special assessment meeting. Final vote count 156 yes, 78 no, and 116 homeowners did not vote, therefore, the special assessment failed.

Chuck Keller made a motion to approve the mailing out of the results of the election for the demolition of the front entrances and accept the flyer as is. David Barnes seconded the motion. Vote unanimous.

Julie Mueller will contact Liberty Church to arrange to use the Church for the 2006 annual homeowners meeting. The meeting will be held on Monday, November 6th if the church is available and as soon as the final date is confirmed with Liberty Church, the board will send out a first class mailing informing the homeowners of the exact time and date of the meeting. This will also be posted on the website and in the fall newsletter.

Julie Mueller made a motion to adjourn the meeting at 8:45 p.m. Peter Voth seconded. Vote unanimous.

Submitted by Darlene Cardwell