

LPHOA Board Meeting Minutes Tuesday, January 9, 2007

The Meeting was called to order at 7:10 PM

In attendance were David Barnes, Danny Mills, Mary Pierson, Julie Mueller, David Stine, Rob Young, Peter Voth, and Chuck Keller

We would like to welcome and extend our gratitude to our two new board members - Mary Pierson and David Stine.

The first order of business was to nominate and elect new board members for 2007. The following individuals were nominated and elected to the board:

Danny Mills- Vice President
Julie Mueller – Treasurer
Chuck Keller – Secretary

We also reaffirmed the nomination of David Barnes as President.

Julie Mueller reported that the maintenance work on the Gazebo expansion joints has been completed. The original bid was for \$1073, but the job ended up costing approximately \$300 more for additional materials.

On January 30, a representative from the BAPD will conduct a crime prevention meeting at Moore elementary for LP and Bretton Woods residents. The LPHOA newsletter, due out shortly, will inform residents of the time and place. It was suggested that a member of the board promptly contact the communications committee to make sure that signs notifying residents of the meeting be put out. A brief discussion regarding neighborhood watch type programs ensued. A question was posed regarding who would pay for any signage related to any watch program that we may begin.

A lengthy discussion commenced regarding the painting and maintenance of the front entrances and walls. The board discussed the work that needed to be done and expected that work would begin at the advent of fair weather. Items needing attention are repair to the masonry, painting and safety of the electrical systems.

- Regarding the painting of the front entrances and walls, the board decided to solicit an additional bid for the use of elastomeric paint. The paint, while more expensive, adheres much better and remains flexible offering a much more practical and longer term solution. Ultimately, several members of the board believe that it will save money in the long run. However, before any painting is to be done, repair work will be performed on masonry and capstones.
- As discussed in previous meetings some of the masonry needs re-pointing and some of the capstones have become loose and need to be re-cemented into place. In addition, the board decided that we would ask our contractor to install some sort of temporary weatherproof caps over ends of the pipes that were cutoff flush with the top of the capstones when the columns were taken down. Several of these pipes have electrical wires which also need to be properly secured. The reason for the use of the temporary caps is that if we choose to access the wiring for future lighting that we could do so.
- Regarding the painting of the large landscaping pots at the front entrances, several ideas were generated. Initially, ideas included painting of the pots in a terra cotta or other earth tone color. Pete Voth offered to bring some Sherwin –Williams paint chips to help us decide on a color. He also suggested that it would be much wiser to view the paint chips on location during daylight hours. The board agreed that we would arrange to meet at the structures at some weekend in the near future to narrow down the choices.
- Regarding the electrical wiring in the front entrance structures, the board recognizes the need to make the wiring safe that is currently no longer used due to the recent demolition of the pergola structures. We will have Coburn Electric complete the job. Any breakers that are not currently being used are to be disconnected at the breaker box. We will also request Coburn provide us with a electrical schematic of the front entrances to be used for future planning and safety purposes .

After the discussion regarding the painting and maintenance of the entrance structures and walls, we had a discussion regarding possible future landscaping / beautification at the front entrances.

- We talked about the Southwood Nursery proposal landscape the front entrances with perennial plants. Some noted the seemingly reasonable cost of the project. Mary noted that the “purple hearts” were really not perennials in our planting zone; Mary will look into possible alternatives for this plant.
- We also entertained the idea of using more junipers in the landscaping due to their beauty and low maintenance aspect- an idea promoted by Pete. The primary use of junipers was in Tru-green’s landscape proposal.
- As an action item, we will need to secure a bid form Tru-green as to how much it will cost to care for any new landscaping.
- We did talk about possible flowers for the fall , but this idea did not receive much support.
- Future lighting possibilities were also discussed. We informed the new board members as to what we had already done regarding lighting. Since PSO has put in new street lights at each entrance, we have generally put any lighting enhancements after the maintenance and landscaping issues.

Current General Subdivision issues:

- Danny Mills has found polycarbonate replacement globes for our street lamps on the internet for \$40 a piece (\$10-15 S&H). This is considerably less than found at local suppliers. Currently, we have at least one globe in the subdivision that needs repair. Danny will order a globe and get it installed.
- The house at the southwest side of the bridge on W. Detroit Street has had piles of cut branches stored next to the sidewalk for several weeks. David Stine volunteered to go and talk to the homeowner about getting the debris cleaned up.
- On Yellowwood near the open park, a homeowner has been parking a large white cargo truck on a small spur street adjacent to his house for several weeks. This is a violation and David Barnes will investigate.

The meeting was adjourned around 8:35 pm