

## LPHOA BOARD MEETING 03/12/2007

Present: David Barnes, Chuck Keller, Julie Mueller, Danny Mills, Mary Pierson, Richard Vogt and Rob Young  
Absent: David Stine, and Pete Voth.

Meeting called to order at 7:10 pm

Regarding the front entrances:

- After a review of several possible colors for the large pots at the front entrance by several board members resulted in the selection of brown. A decorator has offered, free of charge, to review pot colors that would look attractive; this should happen in the next couple of weeks.
- The masonry walls will be painted on both sides.
  - David found elastomeric paint at Sherwin Williams for \$18-19 gallon—considerably less than originally thought.
  - Some of the masonry work has been repaired and painted.
- The board will secure a bid for the other masonry in the subdivision, the bridge and cul-de-sac masonry on Joliet and the bridge on West Detroit St.
- A motion was made to accept TRU-GREEN's proposal to landscape the front entrances. The motion passed unanimously.

Subdivision business

- LPHOA federal and state taxes were paid on February 13, 2007
- LPHOA liability insurance has been renewed. There was a decrease in the premium due to the demolition of the pergola structures.
- Regarding annual assessments—As of today, ten assessments have not been paid; a final notice was sent to delinquent homeowners with an April 1, 2007 final due date. After April 1, 2007, liens will be filed on the respective residences. One homeowner on N. Aster Place has not paid for three year's.

Complaints

- A resident in the 4200 block of West Freeport was attempting to “close in” one of the three bays on his garage without a building permit nor approval of the architectural committee. David Barnes spoke to the owner and the resident. Subsequently, the owner was “red tagged” by the City of Broken Arrow with a cease and desist order. David negotiated with the resident to install a window on the east wall of the garage facing the porch instead and use the scrap brick to repair the front of the garage.
- A complaint was made regarding a homeowner on the 100 Block of South Aster Ave. regarding a trampoline that was installed in the front yard. Additionally the homeowner has been storing plumbing pipe on the side of the house in plain view of the street for several months. Rob Young offered to talk with the homeowner.
- A complaint was made regarding the dumping of some scrap tile in the retention pond area. TRU-GREEN cleaned up the debris for a fee of \$80.
- A complaint was made regarding a disabled van parked at the house in the 300 block of N. Aster Ave. Previously a small pickup was parked for about a week at the same address in the street that had a flat tire. The board will monitor the situation.

- A complaint was lodged about a homeowner that has persistent amount of junk in the driveway. The board will review.
- A house on N. Aster Ave. has a mailbox that is leaning and appears to be gradually falling over. Other issues have been taken up with the same homeowner.

The next meeting will be held April 2, 2007.

A motion was made to adjourn the meeting around 8:30 p.m.. The motion was passed and the meeting was adjourned.