

## LPHOA BOARD MEETING 04/03/2007

Present: David Barnes - President, Danny Mills - Vice President, Julie Mueller - Treasurer, Chuck Keller - Secretary, and the following Board Members: Mary Pierson, David Stine and Richard Vogt

Absent: Board Members: Rob Young and Pete Voth.

Meeting called to order at 7:00 pm

Regarding the front entrances:

- Julie got credit from Sherwin-Williams for the elastomeric paint for which we are overcharged.
- Since the last meeting the board members voted via e-mail for the pots at the front entrances to be painted a dark cranberry color. Julie noted that painting of the pots would have begun today but, due the windy conditions the job was postponed. A question was asked as to if any filler was being put on the pots prior to painting.
- The masonry at the Aster Ave. entrance has been painted. Several board members commented on the improvement in the appearance.
- We will also get a bid to have the metal work at the front entrances to be painted.
- The agreement for Tru-green to landscape the front entrances was signed and delivered. Landscaping will begin after the completion of the painting of the front entrances.
- Julie found beautiful reasonably priced landscape lights at Sam's. The light strings had an additional advantage that you can plug spot lights into them. David Barnes and David Stine volunteered to go to Sam's to review them further.
- Danny commented that the fescue that was planted in the front entrances due to the damage of the ground caused during the demolition of the pergola structures has not germinated. Julie will get Tru-green to reseed the subject areas.
- Tru-green may also be mowing part of the grass on 71<sup>st</sup> Street in front of Bretton Woods, mistaking it for part of Lancaster Park. This will be checked out.

Regarding the trickle channel and the retention pond areas:

- Residents need to be reminded not to place lawn clippings, cut limbs or other yard debris behind their houses in the trickle channel as it is unsightly and causes problems when it washes down the trickle channel. Recently, we paid Tru-green \$225 to clean up the debris which had accumulated at the upstream abutment of the West Detroit Street Bridge. The board will seek to put an article regarding this topic in the next LPHOA newsletter.
- Richard Vogt opened a dialogue pertaining to the unsightly situation in the trickle channel at the north end of the retention pond and the retention pond itself. In the trickle channel the vegetation has become overgrown. In the retention pond, there is a growing area of standing water in the southeast part of the pond. The scrub trees have gotten large and the oak trees have become misshapen. Last year we spent several thousand dollars to clean up fallen trees in the retention pond. We will revisit ideas later on dealing with the situation in these areas.

Regarding the annual homeowner assessments:

- As of today, three assessments have not been paid . One homeowner said that the check would be mailed today. Another is regarding the foreclosed house on in the 500 block of N. Aster Ave. The realtor has been contacted and payment is being arranged. The status of the third non-payment is unknown.

#### Regarding complaints

- The residents in the 100 block of S. Aster were hand delivered a letter outlining the violations.
- A house on the 400 block of N. Aster Ave. which has experienced numerous complaints through time has become overgrown again. Apparently, the homeowner does not live at the residence year round. All though, people have been seen there recently. We will monitor situation.
- The treasurer was made aware of an homeowner in the 4300 block of W. Detroit St. that had disposed of some old gas, by using as a "weed killer" on his yard. A board member suggested calling the fire department as a follow up. It is unlawful to dispose of hazardous material in the environment and concern for the safety and well being of the neighborhood warrants the board to follow up on this matter. The City of Tulsa offers disposal of hazardous material several times a year at the Expo Fairgrounds and information on disposal can be obtained from the City of Tulsa or the MET. It is also unlawful to dispose of these material in the normal trash pick up. A report will be given at the next meeting on this issue.

#### Regarding the drive to change the homeowner covenants:

- We discussed the difficulty that we have encountered in trying to get the necessary number of notarized signatures of all listed homeowners to change the covenants. Currently we have signatures for 130 homes. We will need a total of 263 affirmative votes to change the covenants. Some think we should abandon the effort. Richard Vogt who is working on revitalizing the effort thinks that we still need to try to make a big push to get it done. He will revisit the situation. A letter was sent to Dorothy Urquardt to put out a call for volunteer notaries in the LPHOA newsletter.

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