

LPHOA BOARD MEETING 08/06/2007

Present: David Barnes –President, Julie Mueller - Treasurer, Chuck Keller - Secretary, and the following Board Members: Mary Pierson, Richard Vogt, Rob Young

Absent: Board Members: Vice President - Danny Mills, David Stine, , and Pete Voth

Meeting called to order at 7:11 pm

Old Business

Repairs in the Park

- ♦ The board spent a considerable amount of time discussing repairs for the drainage problem in the swing-set play area of the park. The drainage system has been dug out and it was found that the drain pipe was not clogged; instead, we concluded that the highly decomposed condition of the mulch has caused the clogging of the filter fabric over the French drain. We explored alternative drain designs as a possibility to remedy the drainage problem, but we concluded that it was best to keep the current drain and to install a new filter fabric and a thicker covering of new gravel over the drain. The estimated cost for this plumbing repair is \$1957. A motion was made to proceed with the repair was passed unanimously.
- ♦ Regarding the mulch, we reviewed a couple of alternatives. Initially, it was thought that we would remove a 12” layer or a 30” layer of mulch in the swing-set play area- cost estimates are \$1800 and \$3000, respectively. One bid came in for \$7000. Instead, we reasoned that at this time that the best thing to do would be to dig out a distance of five feet from either side of the drain pipe and remove the top twelve inches of mulch. A motion was passed unanimously to secure a bid for this mulch removal. We will also ask the maintenance committee to research the cost to replace mulch.

June water bill due to June 2007 breaks in the irrigation system

- ♦ A break in the irrigation system near the east sidewalk at the Aster Ave. entrance, repaired in June 2007 for \$261.86, incurred a \$569.89 water bill. A break in the irrigation system near the gazebo, repaired in June 2007 for \$248.38, incurred a water bill \$131.69. The total water bill for both of these breaks was \$701.58. Due to the highly diligent work of Julie Mueller, LPHOA Treasurer, **a total reduction of \$650.54 was negotiated off the bill**, leaving the overall bill equal to \$50.04. Many thanks to Julie Mueller for negotiating the cost reduction.

New Business

- ♦ An issue was raised regarding the replacement of 18 mercury vapor street lights the Lancaster Park I part of the subdivision. The object is to have lighting installed that would be maintained by PSO. Currently, LPHOA maintains the subject street lights. Even if we were to replace only a few lights per year, we deemed that the expense would be cost prohibitive given the leanness of our annual budgets.
- ♦ Some of the lighting of the Lancaster Park signs at the front of the subdivision is not working properly and a light is out in the park. A motion was made to have Coburn Electric make the repairs passed unanimously.

Other Business

- ♦ The LPHOA Newsletter will be late this month. Richard Vogt, board member will write an article regarding the necessity getting the articles of incorporation passed. The amendment to the articles of incorporation will limit the power of the board and address a few other concerns.

Meeting was adjourned at 8:57 p.m.