

LPHOA BOARD MEETING 4/21/2008

Present: Danny Mills – Vice President, Julie Mueller - Treasurer, Chuck Keller, Treasurer and the following Board Members: Darlene Cardwell, Mary Pierson, Richard Vogt

Absent Board Members: David Barnes, Shohreh Woessner, Rob Young
Meeting called to order at 7:10 pm

Old Business

- ◆ Above ground pool still in yard in 800 block of N. Aster.
 - Rob Young will go and check out the situation.
- ◆ Special assessments
 - Special assessments will be sent out shortly. The assessment is due to the damages and costs incurred by the ice storm. Rod Reusch and David Barnes had reviewed the tree removal on a daily basis
- ◆ Need to insert the new wording in the Covenants on the LPHOA website
- ◆ Bridge repair on the West Detroit Street Bridge
 - A motion was made to have Steve Eddy will do repair on the bridge for \$750. The repair consists of the rebuilding and painting of the stonework that was destroyed recently by an errant driver. The motion passed unanimously. The costs will be covered by the Driver's insurance.
- ◆ As of today, 4/21/2008, 348 out of 350 homeowners have paid their annual assessments.
- ◆ A letter has been sent to the homeowner's in the 800 block of N. Aster Ave to remove the above ground pool erected in their backyard. Rob Young to check the situation.
- ◆ Received bids for the street lamp repair at the corner of Aster and Freeport. The bids came in at \$1950 and \$2125 respectively. The repair will require a trenching, relaying of conduit and replacement of electrical cable to properly and permanently repair the street lamp. Richard Schaefer, LP resident and former PSO employee, has graciously dedicated his time and expertise to serve as a consultant on this project. A motion was made to repair the street light for \$1950 by Coburn Electric - the motion passed unanimously.

New Business

- ◆ **David Barnes has resigned as the president of the LPHOA.** His knowledge and experiences gained from 35 years as a general contractor was a great asset to the functioning of the Board and to the benefit of the subdivision's upkeep. David's contribution of his time and expertise has saved us many dollars on the numerous projects that he worked on. David's service has been greatly appreciated and will be missed. Thank you again Mr. Barnes!
- ◆ Board member Shoreh Woessner has resigned due to other commitments.

- ◆ The contract was renewed for the storage space for \$492/ year. Since this was paid in advance we will receive one additional month for free.
- ◆ Some of the playground equipment is showing some rusting in places and need of repair for the metal cross bars. We will solicit bids for repair.
- ◆ A small sinkhole has been observed forming near the drainage area in the vicinity of the Broadway cul-de-sac. The maintenance board will review the situation.
- ◆ The LPHOA maintenance committee reviewed other bids and returned with a recommendation to renew the Tru- Green contract. The board voted to renew Tru- Green's contract for the mowing and maintenance of the common areas. We have negotiated a reduction of the monthly contract from \$2237/ month to \$2087/ month. The reduction was made by removing four mowings that were deemed as unnecessary. Tru-Green also agreed to provide a more detailed accounting of the work performed.
- ◆ A bid from Tru-Green for \$203 to fill in the wheel ruts left in the lawn next to the utility boxes at the front entrance adjacent to utility boxes. Rich Vogt and Rob Young have offered to go and review the situation to see if there is a less expensive way of repairing the damage.
- ◆ A motion was made to have Charles Monroe, CPA serve as the registered agent for the LPHOA certificate of incorporation. The motion passed unanimously. Formerly David Barnes served in this capacity. Charles will receive all notifications of closing and refinance requests. The Board will contact the State of Oklahoma to change the registered agent.
- ◆ Due to the changes in the Board, we will need to change the signature card at the bank.
- ◆ The LPHOA mailbox in the park needs repair. The board will look into the matter.
- ◆ A motion was made to have Danny Mills VP to fill the vacancy left by the resignation of President David Barnes- the motion passed unanimously.

Meeting adjourned at 8:32 p.m.