

LPHOA BOARD MEETING 6/16/2008

Present: Danny Mills – President, Julie Mueller - Treasurer, Chuck Keller, Secretary, Darlene Cardwell, Rich Vogt, Rob Young
Guest Homeowner: Joe Born

Meeting called to order at 7:11 pm

Old Business

- ◆ The residents in the 800 block of N. Aster have not yet removed the above ground pool which is in violation of the covenants.
 - The board will continue to work for a remedy for the situation.
- ◆ The stone work on the West Detroit Street bridge has been reconstructed, will be power washed and be painted weather permitting. The total repair bill will be \$700 instead of the original \$750 bid. This repair was paid from the proceeds of the insurance from the car owner who crashed into the bridge. In addition, the previously approved power washing and painting of the Joliet Bridge and stonework in the cul-de-sac on Joliet will also be completed. Five gallons of elastomeric paint were purchased by Julie Mueller at a contractor's price of \$117.85. Normally the paint retails for \$34.95 a gallon.
- ◆ The modification of the By-Laws and our recent Change of Agent still haven't been posted on the LPHOA website. Our webmaster will be contacted to see what the situation was. Our thanks goes to Richard Schaefer for helping us convert the file into a format where it could be edited.
- ◆ Regarding the street light repairs
 - Cory at Coburn Electric will be contacted to finalize the plan for the routing of the replacement conduit and cable for the light near the corner of Freeport and Aster. Before the repair, the plan will be discussed with the homeowner and permission for egress will be obtained.
 - The street light at the corner of Elgin and Willow was repaired for a cost of \$236.03.
 - The park and gazebo lights were vandalized and resulted in a repair cost of \$214.31.
 - Danny Mills will order more replacement globes for the lights that have been vandalized. Danny has found that they are half the price when ordered through the internet.
- ◆ Irrigation repairs have been made in the play park at a cost of \$291.
- ◆ Vandalism has been on the rise as reported by residents. There have been episodes of spray paint defacement on homeowner cars, homes and sidewalks. There have been a few episodes of toilet papering of people's trees, eggs thrown at homes and cars and other mischief.
- ◆ Special assessment
 - To date, 159 of the 350 homeowner's have paid their special assessment.

New Business

- ◆ Julie Mueller, Treasurer has resigned from the LPHOA Board effective July 1, 2008. Julie has been an amazing force in keeping the subdivision running for the last four years. Julie has been responsible for the bulk of negotiations and forging relationships with outside contractors and service providers for the

subdivision. She has done a fantastic job paying the bills and leaves us with an impeccable and complete set of subdivision records. Julie has provided the board with excellent leadership and has generously allowed the use of her home for board meetings. It would be difficult to estimate the hundreds and hundreds of hours that Julie has dedicated to the well being of her fellow subdivision residents. With gratitude, thank you Julie Mueller.

- ◆ Due to lack of participation by homeowners', a motion was made to discontinue the pursuit of collecting votes to change the Restrictive Covenants and Certificate of Incorporation. Many thanks to board member, Richard Vogt who, in recent times, took on the task of gaining support for this action.
- ◆ A tree limb is perilously over hanging a homeowner's fence in the 4100 Block of West Freeport. Board member Rob young will review the situation.
- ◆ A homeowner living in the proximity of the retention pond reports that the area has not been cleaned up. The board will review the situation.
- ◆ The board has had a series of communications with Tru-Green regarding the maintenance and landscape work that they perform on the common areas of the subdivision. Recently, there has been a change in management at Tru-Green resulting in incomplete service. Many thanks to board members Richard Vogt and Julie Mueller and Rod Reusch from the maintenance committee for their work to rectify the situation and seek other remedies up to and including reimbursement for work that may have not been done. Richard Vogt and Rod Reusch will continue to work with the new manager at Tru-Green to help better acquaint him with the common areas of the subdivision.

Meeting adjourned at 7:36 p.m.