

## LPHOA BOARD MEETING 8/18/2008

Present: Danny Mills – President, Chuck Keller - Secretary, Darlene Cardwell, Rich Vogt

Meeting called to order at 7:00 pm

### Old Business

- ◆ The LPHOA has received 302 out of 350 special assessment fees, to date.
- ◆ The Street light repair at Aster and Freeport was \$2029.34
- ◆ The communication committee has several topics which could be reported on in the next newsletter, including: restrictive covenants, special assessment, homeowner involvement, tree cleanup update, the Family Circle article, crime statistics and possibly the Tulsa World article on flooding.
- ◆ Danny called the Coldwell Banker regarding realtor who is sending around a flyer called the Lancaster Park Newsletter. The realtor has not responded to our request to change the name of the flyer so that it is not confused with the LPHOA communications.
- ◆ Richard Vogt has requested a letter of assurance from Tru-Green for landscape services rendered. Tru-Green does send us an invoice but it is not detailed enough. Richard will call Tru-Green again. Our current issue is the insufficient weeding of the common area landscape beds.
- ◆ Tulsa Tree Trimmers completed their work in the common area for \$1000.
- ◆ We need to try to interest more residents to join the LPHOA board - currently, we have four vacancies.

### New Business

- ◆ The board discussed the LPHOA Financial Report for July. The low water bill was due to credits received for the adjustment the Board requested due to a water leak. The new water bill is high. The board will look into it.
- ◆ The board has been made aware of a large commercial truck that is frequently parked near the corner of the Elgin and Willow. There is also a utility trailer at the same corner as well. The parking may constitute a City of Broken ordinance violation.
- ◆ Forty eight homeowners have not paid their special assessment. We have prepared a list and a mail out will ensue. Danny will talk to our accountant, Charles Monroe, about commencing with the mail out.
- ◆ A homeowner is building a house on a lot adjacent to his current resident in the 4300 block of Freeport. The homeowner wants to know if he needs to pay the assessment even though the house is not completed. The answer is yes.
- ◆ We are waiting on bids for the water fountains in the park. Due to the high number of problems that we are having with both fountains- we will look into removing one and replacing the other. The maintenance committee is currently reviewing.

- ◆ More tree removal is necessary in the trickle channel. So far, three oaks have been identified to be dead due to blight. We received notice from a homeowner who has stated that the dead trees are threatening his house. Tulsa Tree Trimmers has given us a bid for \$1400. We will seek additional bids.
- ◆ Discussed the LPHOA Annual meeting. Darlene will call the Liberty Church and see if we can get use of the facility for Monday November 10<sup>th</sup> or Monday November 17<sup>th</sup>.
- ◆ The maintenance committee will follow up with the City of Broken Arrow about taking over the maintenance of the common areas.
- ◆ A board member will be at each maintenance committee meeting. Rich Vogt will be the primary attendee and Chuck will be the backup.

Meeting adjourned at 8:26 p.m.