

LPHOA BOARD MEETING 12/08/2008

Present: Danny Mills – President, Chuck Keller - Secretary, Darlene Cardwell, Rich Vogt, Valerie Welker, Jim Davis

Meeting called to order at 7:11 pm

Annual Meeting Follow-up

- ◆ Sign-up for new committees - Valerie told Dorothy that she would **help** her put together the new committees
- ◆ Darlene, Valerie and Chuck will continue to ask around for additional candidates
- ◆ Need to get a new webmaster and to get the mail boxes on the website working and correctly routed. We will ask around to see if we can find someone to take over webmaster duties for a reasonable price. We will check with J. Mueller to see if she has someone that she uses for her business.
- ◆ As we reform the board, we need to chart out where the records are kept. Currently Darlene Cardwell has the records

Maintenance Issues

- ◆ **Street Lights:** Danny Mills will handle the replacement of the street lights. Currently we have a mixed assemblage of incandescent and florescent bulbs. Colburn Electric charges \$85/hr and our handy man Steve Eddy was charging \$42.50/ hr. We need a point person to call the electric company when needed.
- ◆ **Getting General Repairs Done:** Part of the problem is that the maintenance committee has no authority to cause expenditure and this mechanism lacks efficiency for getting tasks completed. Rich Vogt will ask the maintenance committee if they would be willing to accept the additional responsibility and arrange for any repair less than \$300 per repair without board approval. We will continue to the practice of soliciting bids and providing oversight to larger jobs that need to be done. Additionally, we will invite the maintenance committee to come to the board meetings, if not; our board liaison Richard Vogt will represent the maintenance committee at the board meeting. In Richard's absence, Jim Davis will serve as maintenance committee board liaison.
- ◆ **The 71st Street Wall Repair:** So far three bids have been secured. Southwest Stone will do the masonry repair, Steve Eddy will do the painting and Tru-Green will repair the landscaping. State Farm is sending us a check for approximately \$6200 for the repairs. A motion was made, seconded and passed to have Southwest Stone to begin the repairs. The wall painting will have to be done when the weather is temperate. Richard Vogt is working with Tru-Green to replace damaged bushes.
- ◆ **Restoration of Electricity to the Entrance Islands:** Danny Mills has spoken to Coburn Electric about reviewing the situation. Additionally, Danny will ask Colburn for a diagram of the subdivisions electrical circuitry for our records.
- ◆ **2009 Landscaping Contract:** Per Richard Vogt Tru-Green does a good job mowing the subdivision; although, we are unsatisfied with the shrub and flower bed maintenance and the irrigation repair. Tru-Green's current contract goes to April 2009. A motion was made, seconded and passed to seek

unbundled bids from other contractors for mowing, flower bed and shrubbery maintenance and irrigation repair.

- ♦ **Trees in the Trickle Channel:** Richard Vogt reminded us in the cost savings that is had by soliciting competitive bids. To get a better assessment of the trickle channel trees, the board discussed getting a professional opinion. A motion was made, seconded and passed to engage the services of a licensed arborist to evaluate the tree situation in the trickle channel.
- ♦ **Water Fountains in the Play park:** The two water fountains in the park have been shut-off for the winter. Current plans are to remove the fountain adjacent to the gazebo and replace the one near the playground equipment.
- ♦ **Illumination of the Subdivision Signage:** The shrubs growing in front of the subdivision signs are not allowing the proper illumination of the subdivision signs. We will address the lighting situation after the wall is repaired.
- ♦ **Other Maintenance Issues:** The Dwarf Nandinas in the front flower beds are not thriving. The flower beds in the front of the subdivision also need mulch. We need to continue to monitor the erosion in the trickle channel south of the West Detroit Street Bridge. Winterization of the irrigation system.

Finances

- ♦ **Special Assessment Lines:** We have not yet filed the liens on the ten homeowners who are delinquent with their payment. Valerie will try to contact each homeowner who has not paid to give them an opportunity to pay before any lien is filed.
- ♦ **A Dunning Notice has been received from Tru-Green:** Apparently, Tru-Green's books reflect a non-payment from LP. Darlene will contact Tru-Green to straighten out the situation.
- ♦ **October's Water Bill:** The water bill received from the City of "Broken Arrow for October 2009 seems excessively high. The bills for our five meters range from \$6 to over \$400 and total over \$1400. Darlene and Richard will review.
- ♦ **Donation to the American Cancer Society** In memory of David Barnes, past LPHOA President, a motion was made, seconded and passed (4 to 2) to donate \$50 to the American Cancer Society.

Appointment of New Officers:

The officers for the LPHOA Board of Directors were determined at tonight's meeting.

- ♦ **President**- Valerie Welker of 4221 West Detroit Street will serve as President.
- ♦ **Vice President**- Jim Davis of 4501 West Hartford will serve as Vice President
- ♦ **Treasurer** - Darlene Cardwell of 4216 West Detroit Street will serve as Treasurer.
- ♦ **Secretary** - Charles Keller of 4220 West Detroit Street will continue as Secretary.

Meeting adjourned at 9:40 p.m.