

LPHOA BOARD MEETING 1/08/2009

Present: Valerie Welker - President, Jim Davis - Vice-President, Darlene Cardwell - Treasurer, Chuck Keller - Secretary, Rich Vogt, Mitchell Medcalf, Rod Reusch - Maintenance Committee

Meeting called to order at 7:05 pm

Approval of December Meeting Minutes

- A motion was made, seconded and unanimously passed to accept December 2008 Board meeting minutes

Maintenance Committee Report / Discussion - Rod Reusch

- ♦ **Subdivision Lighting - General:** The subdivision is responsible for maintaining the street lights in Lancaster Park I (LPI) and the low voltage front entrance and landscape lights. The street light fixtures and cabling in LPI do not meet current PSO codes. Due to the high cost of repair, Mr. Reusch proposed that we try to replace one light per year.
- ♦ **Street light not working -** at the corner of 71st Street and Butternut is currently not working. The board will contact PSO and get a work order going for the repair.
- ♦ **Who should repair lighting fixtures?** - In the past various board members and residents have replaced light bulbs and globes on the street lights. After considerable discussion regarding the complexity of the mercury vapor lights and the liability involved with their repair, a motion was made, seconded and passed to use a licensed electrician for all repair work.
- ♦ **Maintenance Committee spending authority -** The board discussed the inefficiencies of getting repairs done. We recognized that for any repair there was not necessarily a point person and the approval process to authorize any repair was time consuming. After thorough discussion a motion was made, it was seconded and was passed giving the maintenance committee a spending authority of \$500 per repair. This should expedite the repair of commonly recurring problems such as lights not working and irrigation system leaks. Rod Reusch will be the point person for light repairs; Julie Mueller will be the back up.
- ♦ **Wall repair on 71st Street -** Southwest Stone, our contractor, will commence repair when the weather gets warmer so that the mortar will cure properly. The contractor hopes to get on task the week of January 12th. Many thanks to Rod Reusch who contacted nine contractors for bids regarding the repair.
- ♦ **Arborist to assess tree situation in the common area -** We have received many conflicting opinions regarding the health of the trees in the common areas from various contractors - most include the removal of many trees. After discussion, the board has decided to engage a professional arborist to independently assess the tree situation.
- ♦ **Tru-Green landscape maintenance contract is coming up for renewal March 31 -** There are four main areas of work performed by Tru- Green - mowing, shrub bed maintenance, chemical application and irrigation maintenance. Tru- Green does a very good job mowing and reasonable rate. However, we have received inconsistent service from the vendor in the other areas. In a measure forwarded by board member Rick Vogt, the board discussed unbundling the various services and seeking additional bids. In

the past Mr. Vogt has advocated a multiple bid process which has resulted in the savings of thousands of dollars for repair and maintenance work.

- ♦ **Play park drink fountain situation revisited** - The fountains in the play park are in a recurrent state of disrepair. The board has discussed many possible solutions in the past. Tonight, a motion was made, was seconded and passed to temporarily remove the fountains and temporarily cap the plumbing.
- ♦ **Discussion of the future possibility of maintenance of the trickle channel and retention pond by the City of BA-** The board discussed possible deeding of the trickle channel and retention pond areas over to the City of BA for maintenance. First it would require two-thirds of the homeowners to agree to deed the land over and we would also want to know what kind of maintenance that the City would provide. We have less than three years to accomplish this in time for it to make it on the next bond issue.

Treasurer Report

- ♦ **Liens to be filed for non-payment of special assessment** - A total of seven liens will be filed for the non payment of the special assessment. Several attempts were made to contact each homeowner who did not pay.
- ♦ **191 out of 350 homeowners have paid the current 2009 assessment.** Dues not received by February 1, 2009 will be considered late.
- ♦ **The new officers have executed the check signing protocol.**

Website Information / Newsletter

- ♦ **Possible new webmaster for LPHOA** - Due to the commitments of our current webmaster, he is unable to help with the LPHOA website. Valerie Welker, our President, has been reviewing replacement web service providers. A motion was made; it was seconded and passed to pursue possible engagement of the services of Internet Works of Tulsa.
- ♦ **Newsletter** - The board will take over the responsibility of publishing the LPHOA newsletter. Many thanks to Dorothy Urquardt who has put so much work into publishing the newsletter over the last for few years.

New Residents / Welcoming committee / Social Committee

- ♦ **Charles Monroe, our accountant, will notify the board when new residents move into the subdivision.**
- ♦ **Welcoming Committee for new residents** is currently unstaffed. The board will look for residents to volunteer.
- ♦ **The Social Committee is currently unstaffed** - The committee is responsible for the Easter Egg Hunt and Fourth of July Parade
- ♦ **A Dunning Notice has been received former-Green:** Apparently, Tru-Green's books reflect a non-payment from LP. Darlene will contact Tru-Green to straighten out the situation.

Some 2009 Board Goals

- ♦ **Block Party**
- ♦ **Race for the Cure Run**
- ♦ **Fill all board positions**

- ♦ **Recruit residents to serve on committees**
- ♦ **Begin compilation of subdivision operators manual**

Meeting adjourned at 9:20 p.m.