

LPHOA Board Meeting, March 9th, 2009

Meeting called to order 7:04 p.m.

Approval of February Meeting Minutes

- **A motion was made, seconded and unanimously passed to accept the February 2009 board meeting minutes.**

Maintenance Report/Discussion – Rod Reusch and Richard Vogt

- Wall repair on 71st Street - The wall repair on 71st street is nearly complete. The walls have been painted since the last report and all that is left to do is to replace the damage landscape shrubbery.
- Street Lights - There are several street lights out. Two lights are out on the West Detroit Street Bridge, one is out in the park, and one is out on the corner of Freeport and Willow. Rod will get them fixed
- Plays Ground Mulch - The mulch was last replaced in the play park in 2007. We have been replacing mulch about once every two years. Rod will firm up some bids on the various options. The synthetic mulch is very expensive. Another major cost is to remove the old degraded mulch and haul it off. We will continue to weigh the cost benefits of the options.
- Condition of Streets - A simple walk around the subdivision reveals that the subdivision streets are in need of repair and there are several areas of deterioration that needs attention- especially, the expansion joints and the roadway at the front entrances. We will make a concerted effort to work with the City of Broken Arrow to address the issues. Unfortunately there are many other more urgent competing projects that the City of Broken Arrow is addressing.
- Trickles Channel - The erosion south of the West Detroit Bridge continues to occur. We are monitoring the situation; but, the growing situation reminds us of the necessity of continuing to work on turning the drainages over to the City of Broken Arrow for maintenance.
- Bids of Landscape Services - Richard Vogt has contacted six companies for just the mowing of the common areas of the subdivisions. We got three bids backs – one from Lawncraft, one from Express and one from Tru-Green.
 - Lawncraft bid \$430/ month just for the park. They did not give us a bid for the retention pond since they don't have the equipment to work there.
 - Express bid \$575 / job for mowing all of the green areas. For mowing less the channel it would be \$475 / job. For the retention pond it would be \$300 / job; this estimate seems very low to us off season they would provide basic off season services such as trash pickup in the park for \$75 per month.
 - Tru-Green was handed a termination letter for the current contract which covered other duties as well as mowing. Richard Vogt has spent much energy working with Tru-Green to make sure all

that was contracted for was being done. Generally, Tru-Green has done a very good job with the mowing. For a new contract, Tru-Green bid \$450 / job to mow everything in the common areas; mowing everything less the channel would be \$320 / job. The channel does not have to be mowed every week. Mowing does include the apron around the retention pond, trimming and weed wicking. Tru-Green bid to mow the retention pond is \$450 / job. Off season trash pick up would be \$40.

- **A motion was made, seconded and unanimously passed to use Tru-Green to perform our mowing services in 2009.**
- Discussion of other landscaping services required – We will continue to look for other service providers to address things like shrub and bed maintenance and sod treatment. We do recognize the urgency of staying on top of weed control. We had a discussion on how to handle the maintenance of the sprinkler system. In the past, Tru-Green has done okay with taking care of the system. We will continue to review other providers in the area.
- Other Tru-Green current work – Richard Vogt worked with Tru-Green to make sure that the pre-emergent weed control treatment was applied as contracted. Richard did secure a map of the sprinkler system in the common areas.
- Other landscaping issues – There is a bunch of dead bushes and vegetation in the play park. We will look for someone to take care of this situation. We have used Steve Eddy in the past; he has reliable and reasonable. Ideally we would do this before the Easter egg hunt.
- Arborist update – Dave Hathaway, arborist, said that we do not have a major problem with borer beetles in the pine trees in the trickle channel. Richard called and asked him to prepare a report of his findings.
- Update of the annual City of BA HOA Meeting – Both Jim Davis and Richard Vogt attended the annual meeting and noted that this was an excellent resource and forum for ideas regarding many issues that face homeowners' associations. A wide variety of topics were covered from dealing with liens vs. small claims court judgment, to dealing with parked motor homes to storm water management issues. In the information packet handed out there is a flood zone property transfer application instruction; it requires that we get 2/3 of the subdivision to sign off on the title transfer. Since the next bond issue is in three years, we probably have about two years to attempt to get the signatures and application submitted. Next steps, we will look into having the City of BA review the condition of the retention pond and get their opinion of its condition. Due to the value of the meeting, we plan to try to send more representatives next year.
- Water fountains update – The water fountains in the play park have been removed and the plumbing has been capped. The west fountain plumbing could be accessed if we ever wanted to replace a fountain.

Treasurers Report

- Annual dues status – As of today 23 of 349 homeowners have not paid their annual dues. Letters will be prepared to contact the respective homeowners.
- Any additional treasurer issues - The storage unit price is going up.

Other issues

- There has been a complaint of an unsightly residence in the 4400 block of West Detroit Place of multiple cars, one with a long time flat tire, and that the house needs to be painted. The board will review the situation.

Web Information

- Our webmaster, resident Jeff Deguilio, is currently cleaning up the LPHOA website. Currently, we are working on getting the officer email boxes working. Many thanks to Jeff for his help.

Easter egg Hunt

- Usually about 22-25 kids attend. Big kids hunt eggs by play ground; little kids hunt eggs by the gazebo. Valerie has lined up a BA Policeman to attend and visit with the kids. Missing children kits will be given out for free. After discussion, **a motion was made, seconded and unanimously passed to fund the Easter egg hunt.**

Welcoming new members

- Valerie made up a little packet with calendar, Broken Arrow map (obtained from the Chamber of Commerce), and copy of OK Magazine, a \$10 gift card for breakfast/pastries, and some information about serving on the Lancaster Parker HOA committees.

Adjournment at 8:45 p.m.