

Minutes for LPHOA Board Meeting – October 12, 2009

Call to order - The meeting was called to order at 7:03 p.m. In attendance were: Valerie Welker – President, Jim Davis – Vice-president, Mitchell Medcalf – Treasurer, Chuck Keller – Secretary, Richard Vogt, Keith Davenport, Jeff Deguilio, Chris Matthew, Brian Treat, Rod Reusch and John Garner (special guest from the Bretton Woods HOA)

Approval of March Meeting Minutes – A motion was made, seconded and was passed to accept the September 2009 LPHOA board meeting minutes as submitted to the board.

Annual Lancaster Park HOA Meeting

- The Annual meeting will be held on Monday November 9, 2009 from 6:30 – 9:00 pm at the Liberty Church 7777 Garnett Road Broken Arrow OK
- Pre-registration will start at 6:30 p.m. and the meeting will convene at 7:00 p.m.
- The church has graciously granted us free use of their facilities; however, the A\V assistance will cost \$100.
- Charles Monroe will provide the mail out service for the meeting notification
- The Meeting agenda will be approximately as follows:
 - Call to order
 - Introduction of the Board Members
 - Proof of Meeting Notice
 - Guest Speaker – Ken Yazell
 - Report of the Committees
 - Treasurer’s Report
 - Social Committee Report
 - Communications Report
 - Maintenance Committee Report
- Nomination and election of any new board members
- Open floor for discussion / new business
- Adjournment

Presentation from Night Watchmen LLC – Today, Ed Rentie from the subject company gave us a presentation regarding their security consultant services. They have about 30 employees and have conducted neighborhood patrols and provided security services to banks, schools and apartments. Most of the employees are full time law enforcement officers. They provide a wide range of services. Their proposal includes random patrols in the

subdivision five to seven nights a week (including Friday and Saturday nights). They also will enforce park curfews, deed restrictions, provide services for vacationers, and will investigate parked cars and loud music – all extras will be included in the fee structure. Currently, they patrol three subdivisions on a regular basis. Their base fee starts at \$1.80 / house / month. The board will do a background check on the company before it deliberates regarding using their services or not.

Treasurer Report – Mitchell Medcalf provided an updated accounting report of the subdivision’s accounts.

Maintenance Issues Update

- **Sprinklers** – There have been a couple of complaints by residents regarding sprinklers running late at night. The maintenance committee will look into the claims and seek to remediate any problems found.
- **Tru-Green has changed their billing address** – The board has made note of the address change so that the annual 1099 form gets sent to the correct place
- **Street Light Discussion** – The board discussed the major liability of having to bring the street lights in Lancaster Park I up to current electrical codes. By doing so, PSO would take over the operation and maintenance of the fixture. At this time, each light would cost about \$5000 to rewire and repair. Currently we have ___ fixtures that will require remediation. The board will continue to seek proposals to fix the lights through time.
- **Bid form standardization** - Rod Reusch brought up the idea of creating a standardized bid for contractors

- **Maintenance Projects for 2010 and beyond**
 - Light Repairs
 - Front Entrance Lights
 - Major Trickle Channel repair
 - New Lancaster Park Signs
 - Review / Renewal of Tru-Green Contracts – Richard Vogt has worked extensively with Tru-Green
 - Decoration of Front Entrances
 - Security System in Park

Deed Restriction Violations

- **Potential deed violation in the 900 Block of North Butternut Ave.** - A resident lodged a complaint regarding a private utility building viewable from the street. There is also a destroyed brick mail box structure on the same premises.

Other Issues

- **Annual dues increase** – The board discussed the proposed LPHOA dues for 2010. The 2009 dues were assessed at \$208 per home. The maximum increase allowed on a per annum basis is 5%. A motion was made to increase the dues to \$218 per home per year. The motion passed with 6 yes, 2 no and 1 abstention votes.
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Adjourn 9:30 p.m.