

Minutes for LPHOA Board Meeting – December 14, 2009

Call to order - The meeting was called to order at 7:00 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, and Rod Reusch from the Maintenance Committee.

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

Board Update – In January 2010, Richard Vogt will transition from being a board member to serving on the maintenance committee. Richard has been instrumental in negotiating contracts and has saved LPHOA much money. He has worked on many maintenance issues to help our subdivision run and to maintain its beauty. He has also made sure that we have only paid for work actually done. The board appreciates his service and thanks him.

Maintenance Issues Update from Rod Reusch

- **Front Entrance Lights** – The front entrance lights have now been fixed
- **Truck tire ruts at the main entrance** – The maintenance is still working with Windstream to fix the truck ruts left in the grass near the west entrance of the subdivision. Windstream reports that a contractor has yet to make it to our subdivision to get the job done. The maintenance committee will still continue to work with Windstream on the issue.
- **Securing mowing and landscape maintenance contracts for 2010** – The maintenance committee will collect all bids for the 2010 maintenance season by February 1, 2010. The bids will be for mowing, fertilization, irrigation maintenance and bed and shrub maintenance. The board will opt to minimize the number of contractors to one or two.
- **Subdivision Street Lights** – Board member, Jim Davis has secured a schematic from PSO of the power feeds to the subdivision's street lights. He also received a bid of \$7400 for the boring work, rewiring and replacement of the light fixtures. The fixtures cost \$1400 apiece. Richard Vogt suggested that we could further beautify the street lights simply by painting them. A question was raised regarding having the City of Broken Arrow take over the maintenance and repair of the street lights. Jim Davis will contact the city.

Treasurer's Report

- To date 73 out of 350 residents have paid their 2010 homeowner's dues.
- The board reviewed the October and November 2009 financials

The next board meeting will be on January 11, 2010.

Adjourn 8:25 p.m.