

- **In attendance: Brent Black, Mitch Medcalf, Marilyn Barnes, Brian Treat, Valerie Welker, Richard Vogt, Rod Reusch.**
- Not present: Chuck Keller, Keith Davenport, Jeff DeGuilio, Chris Matthews.

Minutes From the LPHOA Board Meeting, May 10th, 2010

7:00 Call to order/Introductions of new attendees All those present went around the table and introduced themselves, told how long in neighborhood, a little about themselves

7:05 Approval of April Meeting Minutes Minutes approved as Chuck Emailed out the week previous. Can be filed on line and in cabinet.

7:10 Voting in of Brent Black to Fill Jim Davis's Vacant Position Valerie Nominated Brent Black to replace the vacant position left by Jim Davis's early departure. Mitch seconded. All voting members present voted to accept Brent onto board.

7:15 Update from Marilyn re. vacant or unbuilt home It was researched and found that the home is paying property taxes on it like the build was completed. Marilyn provided Mitch the address of 4304 W. College St to send a invoice on the property that has been being built since 2006 but has not paid homeowners dues. She made a motion to send notice. Mitch seconded. All voted to send notice.

7:25 Treasurers Report

- Update on dues/liens we received 3 more payments for dues. Down to 23 non payers. Liens will be filed shortly after our accountant is recovered with surgery. The notice was listed once again in the newsletter which went out on May 11th, 2010 stating that liens will be filed by months end.
- April Financial Recap inc. payment to TruGreen for Brushhogging? Mitch made a motion to not pay Tru Green for this payment filed in Oct as it was past the contract end date of Sept 30th that we had signed so they were billing us for something not in the contract. Brent seconded. All voted in favor. We did have a payment outstanding that was overlooked for \$486 so Richard Vogt would deliver that check and let Tru Green know we would not be paying the \$450 and \$150 bills indicated by them in Oct as outside of our contract.

7:35 Bylaws for e-voting revised and vote on them Tabled for next meeting as Jeff not present and we didn't receive copy of bylaws we would vote on.

7:45 Update from Maintenance:

- Update re. walk with the contractors along trickle channel The Maintenance Committee had solicited bids from McGee and also Oakridge Builders. They were going to submit bids to make

the repairs indicated in the trickle channel and retention pond by both the city and the walk through Dan did with the contractor. They would be providing costs for Park to Detroit, Clearing the Detention Pond, Work W of Park and Concrete Side South of Bridge. (After this meeting the bid came in at \$257,000).

- **Playground equipment repair** Rod's contact didn't know any supplier for this equipment in the US. We are going to research welders/possible other alternatives for repairing the platforms on the playground equipment.
- **Discussion/update re. Green Space turnover to City Progress—Valerie/Richard will fill in re. attorney information** Richards Brother Tom Vogt, who works with the HOA Signal Hill and is an attorney in town looked over our bylaws at no charge. What was determined is that we need 66% or 2/3 of the home owners to vote to turn over the property to the city. The vote DOES NOT require a certified letter or notary. Only votes may be taken IN PERSON or via proxy where all homeowners of a property must sign. In that case they would sign off that they are giving their proxy to x and that person could vote however they see fit. It also does not require plots on the vote form. As such we determined our course of action would be to 1) send out a newsletter this summer detailing the costs and potential increases and surcharges to repair the common areas as well as provide the alternative details of having the City take over the land and prevent us from having to spend that \$\$\$\$. 2) Have the City come and speak to the Neighborhood in September and answer any questions 3) Send out proxys in Oct 4) vote on this at annual meeting. In addition to the vote we will have a 2nd Vote and Proxy allowing the Vote they tried in 2006 re. sheds/pools/etc. It will read the exact same as that vote. The thinking is if money is no object for anyone, that the other issues may be important to them.
- **Update from Pete with proposals re. front/also from Rod re. Spirit** Pete not present but Valerie Delivered the Plans Marilyn Brought re. Entrances to begin work on Front Entrance Enhancements
- **Richard on Painting light posts** Richard presented one bid re painting light posts—they have not been painted in 15 years and are chipped/in need of a paint job esp in common areas. At the summer meeting, we will vote on this but he will send out three bids which would include prepping the poles, scuffing/powerwashing them, painting them with 2 coats (they are aluminum). The companies that he is getting bids from: Street Lamps of America, Leos Painting, Kyle Bruce and Maybe McDougal. We have 22 that are 10 ½ feet that need to be painted. 4 that are 1 foot and 6 that are 5 1/2 feet. The first bid from Leo's Painting for all 32 lights was \$4200 including all the services listed in previous statement. The rest, he will circulate before we meet in July.
- **Any further discussion re. motorcycles** The area South of the retention pond is owned by the City and they have regulations re. that area as they are turning it into a park. Chain sawing, etc...is not deemed appropriate and the City would take action on such matters. It is the Homeowners responsibility to call them when they see this going on. But dirt bikes are not allowed on city streets by law as they are not licensed and they should not be on the greenspaces.
- **Activity in the park** More activity of hooligans in the park. Brian is going to talk to the City re coming to a meeting early fall to discuss. Might get worse over summer and we ask all neighbors to police their area and not be afraid to call police.
- **Additional information/discussion** We discussed the urgency in fixing the pots at the front entrances. Rod has requested bids from Nick the landscaper and they should be fourth coming. We would like to get new flowers in the pots (as the knock out roses died over winter) before June 10th. Richard also mentioned we had bids forth coming re. irrigation. We need to get

sensors on the sprayers to keep them from going off in the rain and also to keep down water costs. Those will be coming soon and we need to get in place by early June to help keep our water costs down (this includes repairing leaks). It was discussed as we had no meetings by this point, we would vote via email even though we didn't change the official way the Board can vote yet since we didn't have the exact language.

8:25 Social Committee

- Upcoming Yard Sale—signs being put up Brian will take care of signs on 71st. Richard will get him the Key. Valerie has listed the sale in the Tulsa World for Th, Fri and Sat the days before and on the sale. It will be in hard copy and also in their on line additions.
- 4th of July Parade Committee Report Keith was not present but did let me know that the parade will run exactly as it did last year. The fire truck has been obtained. So things are good to go.

8:30 Additional business No additional business. We will mostly be working on trying to get the land turned over to the City for the next 6 months.

Adjourn