

Lancaster Park Annual HOA Meeting

Date: November 5, 2001

Start Time: 7:15pm **End Time:** 8:40pm

Location of Meeting: Liberty Church

Purpose of Meeting: Annual Homeowners' Meeting

Directors Present: **Directors Absent:** **Homeowners:**

Boothe, Rick	Miller, Mike	See attached sign-in list
Brannen, David		
Curley, Marcia		
Linehan, Tim		
Finch, Sherri		
Smith, Doug		
Bradshaw, Michelle		

Agenda Items:

- Call to Order
- Summary of Board of Directors' Activities
- Election of new board members
- Review of 2001 Budget
- Presentation of 2002 Proposed Budget
- Questions and Answers
- Adjourn

Order of Business:

Call to Order

T. Linehan called meeting to order at 7:15pm. The required 10% of membership to achieve a quorum was easily met.

Summary of BOD Activities

M. Curley presented summary of activities. See attached slides.

Election of New Board Members

Tim reviewed conditions and terms of positions. The board of directors is serving as the nominating committee. The by-laws were amended earlier in the year by the board from 5 directors to 9 directors. These 9 directors will serve on staggered terms. T. Linehan, M. Curley, and D. Brannen will serve one more year. S. Finch, R. Boothe, and M. Miller will serve two more years. The length of the term the new members will serve is three years.

The nominating committee is submitting the following three homeowners to serve on the board:

Doug Smith, George Gillespie, and Del Shuler.

Questions/Comments: the following questions were answered by Tim unless otherwise noted.

Rod Reusch—How many directors are we electing tonight? *Three*

Bob Neal—How do we find out what the board is doing throughout the year? *Annual h/o meeting, minutes are always available, and hopefully a communications committee will be implemented next year to communicate activities to homeowners.*

Rudy Swanson—Will results of tonight's meeting be available? *Yes, minutes are being taken.*

Charles Stenslie—moves to accept nominations.

Tony Cisneros—seconds the motion.

Motion carried unanimously.

Review of 2001 Budget and Proposed 2002 Budget

R. Boothe recognized the maintenance committee for their hard work this year. Rick presented the budget report for the current year. See attached report.

Questions/ Comments: the following questions were answered by Rick unless otherwise noted:

Rob Einer—What are the common areas? *The entire front area and brick wall along 71st St., 2 entry ways, park, trickle channel that divides LP and LP II, reserve A, the apron and bottom (this year individual h/o maintained the apron), the retention pond area, and irrigation areas.*

Mike Buttrey—it is a very large area to be maintained; there is several years of deferred maintenance. This year, we just tried to maintain and do a little catch-up. Estimates to paint the wood entranceways is \$6000.

Bob Neal—Does not see any difference between this year and last year. The trickle channel south of Detroit is a mess. A tree is down.

Cheryl Isaacs—Are we out of money for Christmas decorations? *We have approximately \$1800.*

Bob Neal—the water bills seem exceedingly high; water runs down the street. M. Buttrey (maintenance committee) indicated the irrigation system and the areas to be maintained are very large. R. Boothe indicated the maintenance committee would review the watering schedule and re-assess. We will ensure contractor is monitoring the sprinkler system. R. Boothe thanked Mr. Neal for observations.

Rick presented the proposed budget for 2002; see attached list.

Questions/Comments: the following questions were answered by Rick unless otherwise noted:

Loren Janz—Are there plans to plant flowers south of Detroit? *Rick--After we get maintenance up to speed, we can start directing our efforts to further beautifying our neighborhood.*

Aaron Golins—Who did we get our insurance quotes from? He would like to submit a quote. *Sherry indicated she received 8 quotes with some as high as \$8000. She said we would be glad to obtain quote from him and any other homeowner that would like to do so.*

Lynn Prill—Is it possible to share insurance costs between LP and Bretton Woods? Perhaps we could post a sign at the park that says “play at own risk”. *Tim indicated sharing costs would require both HOA to approve a merger. Our HOA would require a 2/3 approval.*

Wayne Guidry—Is the \$150 in addition to the current \$105? *Rick explained that no, we are proposing an increase from \$105 to \$150.*

Mike Aldridge—Have all the h/o paid their dues? *Rick and Tim indicated that all but 4; we have not yet filed liens against these homeowners.*

Rudy Swanson—Why are the mowing costs the same every month when the level of mowing varies throughout the year? *Rick indicated that the total cost is based on 32 mowings and then the total cost is divided out over 12 months.*

George Carpenter—what about the 4 lot at the front of the addition? *Tim indicated that American Land quick deeded the lots to us by mistake; and now they want them back.*

Chris Craft—Can we use this situation to get American Land to fix the streetlights in LP? *Tim said that American Land indicates it was their intention to keep the lights private. But we have documentation to indicate otherwise.*

Don Simmons—Could we reduce our liabilities on reserve A by reducing the use of four-wheelers? *Sherry answered no, the premium is based on a per lot assessment.*

Dave Brannen—requested that we discuss the proxy card. *Rick explained that because we are proposing >5% increase, the Nov 27 meeting is required to vote. Everyone tonight will receive a proxy card; those who do not attend will receive one via mail.*

Mrs. Buttrey—What is required to pass the proposed budget? *Tim said as per the by-laws, a quorum must be achieved by 60% of the homeowners by presence and/or proxy cards and then 2/3 of those present/proxies. So roughly, we need 210 to meet a quorum and then 2/3 of that to pass the proposal.*

Del Schuler—What is \$3500 for major expenditures include? *Rick indicated it may be used to replace wood in the entrance ways, lights, major improvements/repairs.*

Aaron Goins—What assurance is there that next year we won't be asking for \$175/year? *Sherri answered that we don't have any assurances; perhaps if we are able to get the city of BA to take over the bills for the streetlights; some of our financial burdens may be eased. But, it is just up to the h/o as to what they want to spend.*

Loren Janz—Just to clarify: this is a \$50 increase for the whole year; roughly \$4 a month. *Tim said yes, exactly.*

Owen Wilson—If budget is not passed, what will be cut? *Rick—we don't know yet. The new board and maintenance committee will make those decisions.*

Lynn Brown—Is there a chance LP and Bretton Woods may merge HOA? *Tim said yes, it is possible, but is unlikely. It would require a 2/3 approval of all homeowners, which is very unlikely.*

Wayne Guidry—Would Bretton Woods have to approve the merger too? *Tim said yes.*

Roger Blevins—Just a comment: \$150 sounds pretty cheap to me.

Dave Brannen—It is vital that we get out and get the votes.

Questions and comments re: the budget proposals were concluded.

Tim indicated clipboards would be available after tonight's meeting for volunteers to sign up for the Communications and Welcome Committees.

M. Buttrey indicated he would be available after the meeting with a diagram and platte of the common areas.

A pager/voicemail number was presented: 763-5099.

Tim asked if there were any further questions/comments?

Steven Fisher—Does the stucco house being built meet covenant requirements? *Tim indicated yes, the architectural committee and the board addressed it in July.*

Tony Cisneros moved that we adjourn. Del Schuler seconded. The motion carried unanimously. Meeting was adjourned at 8:40pm.