

LPHOA 2006 Annual Meeting  
November 6, 2006

Meeting location: Liberty Church, 7777 S. Garnett, Broken Arrow, OK.

Board members present: David Barnes, Danny Mills, Darlene Cardwell, Julie Mueller, Chuck Keller, Richard Vogt, and Rob Young.

Board members absent: Peter Voth

David Barnes, President, called the meeting to order at 7:05 p.m. by welcoming the homeowners attending and informing them that the meeting would be recorded and the tape filed with the LPHOA official records.

Proof of notice of meeting was presented to the homeowners by Darlene Cardwell, secretary. A postcard was sent to all homeowners on October 20<sup>th</sup>, 2006, notifying them of the exact time and location of the meeting. The proof of notice will be filed with the records for Lancaster Park.

David reported that there were no unapproved minutes at this time. All minutes are currently on the website or may be obtained by emailing the secretary at the LPHOA website.

Dorothy Urguhart, communications committee chairperson, spoke to the homeowners about the duties and responsibilities of the committee. Some of the duties include; the liaison between the board of directors and the homeowners, advertising of events, mailing of notices to the homeowners, and quarterly newsletter (Fun Times). Dorothy encouraged homeowners to volunteer. She thanked Chaun Goins for being the webmaster and establishing a very professional looking website. Chaun is retiring from that position and the association is currently looking for a volunteer to maintain the website.

Eric Cochran, maintenance committee chairperson, talked about the efforts and budget items of the committee during the past year. In the year 2006, the gazebo was repaired and repainted, the playground equipment was inspected by a professional, and the water fountains were fixed. Eric informed the homeowners that the street lights in Lancaster Park I were continuing to "eat our lunch" and there was nothing that could be done. If any of the homeowners notice any lights out in Lancaster Park I, please contact the maintenance committee at the website and report the problem. PSO maintains the lights in Lancaster Park II. The biggest budget item the committee has is the landscaping and maintenance of the common areas and that will continue into the year 2007. Work to be done in 2007 will include; fixing the mortar, loose rocks, landscaping and lighting at the front entrances, and repairing the sidewalks around the gazebo.

Monica Blackwell-Goins, chairperson of the social/welcoming committee, was unable to attend the meeting so Julie Mueller, treasure of LPHOA, spoke to the members on her behalf. Thirteen new families were welcomed into the community with a beautiful basket from the LPHOA and we should be very grateful to Monica in her work on behalf of the association. Monica is the only member on the committee and the board appreciates her efforts in making our new neighbors feel welcome.

George Carpenter, chairperson of the architecture/covenant committee, turned the microphone over to Richard Vogt to report on the unfinished business of the committee. Richard reported that there were still two items open for voting. First an Amendment to the Certificate of Incorporation which is basically to give more power to the homeowners as far as making changes to the by-laws, we do not want the board to make changes to the by-laws without a vote from the membership. The second being the changes to the covenants dealing with a wide variety of changes such as house numbers, outbuildings, fencing, swimming pools, pets, and signage. These changes were proposed to give people the opportunity to express a little bit more individually into their homes. If a homeowner has not voted, ballots will be supplied and a notary is on hand in the lobby to notarize your vote. Any votes not collected at this evenings meeting, volunteers will be going door to door in the next few weeks. Richard asked for volunteers from the floor to help notarize and go door to door to finally put this matter to rest.

Tim Linehan asked Richard Vogt "Why the Certificate of Incorporation is being suggested to be changed for the by-laws to not be allowed to be changed by the board. The current Certificate, in my opinion, is that the membership has the right, by default, of any changes to the by-laws that limit the homeowner's privileges is automatically rescinded. Basically the by-laws are a way to do a day to day operations and the board needs that flexibility. There are probably sixty changes that have been done in the five years and why does the board feel that the association is not protected by the current by-laws?" David Barnes responded to Tim's question by stating that the reason for the changes to the Articles of Incorporation the way it reads now is that it is stated the board can make changes and the association has the right to rescind those changes. The problem with that the board feels is the apathy about certain issues is prevalent in the neighborhood and if the board decided to "put some things into play" the gathering of the "troops" to rescind the matter may be a very difficult problem so in talking to the associations attorney the other way was to actually spell it out in the Articles of Incorporation that the changes could not be made to the by-laws without the approval of 2/3 of the homeowners in the association.

David Barnes spoke about the changes to the covenants and the fact that this issue was still open from last year. The voting has never been closed on these issues, simply because the people are not voting. This is something that we need to finalize. It is just hanging out there and by not voting does not mean that you are voting no. You have to vote either yes or no.

Julie Mueller, treasurer, went over the projected budget for 2007 and the most recent financial statement for September 2006. Both of these documents were handed out to each homeowner at sign in. As of today's meeting, we have in the association's checking account a little under \$12,000.00 and that is with the \$6,000.00 demolition bill having been paid. We also have the savings account which is a little over \$20,000.00. We did receive a \$292.00 refund on our insurance with the front entrances being down. In 2006 we collected all but one assessment which Julie felt was very good. Julie reported that our projected surplus for 2006 was \$8,040.00 and we will be right at that projected amount by the end of this year.

David Barnes reported that we have four board openings this year and that all of these positions are volunteers. David introduced Chuck Keller, nominating committee chairperson, to the members.

Chuck Keller asked for volunteers from the floor to count votes for the election and George Carpenter and Dorothy Urquhart both volunteered to help. Chuck explained to the homeowners that there are currently four vacancies for the board, one open position and three board members terms will expire December 31, 2006. Two of the board members are running for re-election, Julie Mueller, treasurer, and Richard Vogt. Along with the two board members running, there are three other candidates, David Stine, Alan Mapes, and Mary Pierson on the ballot that was passed out to each homeowner at check-in. Chuck asked the attending members for any nominations from the floor, there were none. Chuck then asked each candidate to speak to the association to introduce themselves and tell their reason for wanting to be on the board. First to speak was Julie Muller and she said she has been the treasurer for the past two years, has enjoyed working with everyone, and wanted to thank all of the board and committee members especially Richard and Nancy Schaefer who give an unbelievable amount of time to the association. Richard Vogt said he has been on the board six months, and the two main things that he would like to see accomplished by the board are we try to move forward with the neighborhood into a more of developing stage, to see something done with the common grounds and would also like to see that the entryways are done tastefully. The facts are we don't have a lot of money and he would like to see a two or three year stage of fixing the entryways. Mary Pierson told the association that she was appalled by the apathy of the neighborhood in the voting of the entryways and instead of sitting around and criticizing the people that did not vote, she felt that she was apathetic and decided to get involved. David Stein was the finally candidate to speak and he explained he was new to the neighborhood and he agreed with Mary that if you are one of those people that complain, at least try and do something about it. He was here to try and felt it would be an adventure and a way to meet a lot of great people in the neighborhood. Alan Mapes did not attend the meeting.

While the votes were being counted, David Barnes talked to the homeowners again about the need to be sure and vote for the Restrictive Covenants and Articles of Incorporation and the plans of the board for the year 2007. The board is looking at a number of proposals both for landscaping and lighting of the front entryways. We have a limited budget and even though the treasurer of LPHOA reported that we have a

\$20,000.00 reserve we are hesitant to use those funds. If we should have a bad storm season causing a lot of downed trees in the common areas we need to have the money available. The board is looking at alternative plans for the entryways and will take its time to be sure to do the “smart thing”. This may be a project that may be done over a two or three year period.

David then asked if there were any questions from the floor.

Rudy Swanson stated that his only concern was lack of lighting at the entryway when turning in at night and believes that board could spend enough money to make sure that there were lights at both intersections. Mr. Swanson did not care “if they were beautiful” and is afraid of a lawsuit if someone should hit the center island. David assured Mr. Swanson that the board was just as concerned about the matter and that Julie Mueller talked with the city of Broken Arrow and the city is going to install street lights at both entryways. Mr. Swanson likes the looks of the front entrances now and doesn’t feel we have to get to elaborate in a new design.

Linda Wright wanted to know if there were any concerns or reports of vandalism in the neighborhood. Her family has lived in Lancaster Park for three and a half years and she has had to replace four windshields or rear windows to her vehicles that were parked in front of her home. She can no longer park a car in front of her home. Their vehicles have also been egged three times and she has reported each incident to the Broken Arrow police department. One of her neighbor’s three houses down from her home had a guest that parked their car on the street and they had four windows broken out. Ms. Wright wanted to know if she was just being “targeted” or were there other incidents that have been reported to the board. David responded by telling Ms. Wright that the board was not aware of any additional vandalism. There has been some minor vandalism at the park but no other reports of damage to homes or homeowners property other than a bench stolen off of a neighbor’s porch.

Evelyn Merritt wanted to comment on Ms. Wright’s concern of vandalism and while she was out in the morning there was a gentleman on Willow whose vehicle had had every light and every window “bashed” out on his car and he was out sweeping the street. Ms. Merritt encouraged the homeowner to inform the board of the incident. David responded by telling Ms. Merritt that the board had contacted the Broken Arrow police department after the vandalism in the park and the police have stepped up the patrolling of the area. David suggested forming a neighborhood watch and the board would look into it.

Unknown speaker, his home backed up to the creek and they have a lot of trees that the roots and fallen limbs were cleaned up by the association in the past. He was wondering when they were scheduled to clean the creek up again. Julie Mueller told the homeowner that our procedure is to contact Tru-Green as soon as we receive notice of a concern; they are the company serving LPHOA. They will make every effort to correct the problem as quickly as possible.

Tim Linehan made a suggestion to the board to look at raising the dues to \$250.00 or \$300.00 per year. He knows it may be painful and a lot of people may say no. The second part of that is 20% of future homeowner’s dues go to a capital fund to replace the old entrance. Playground equipment is going to go out, gazebo is going to go out, “name it name it” is going to go out. \$20,000.00 may buy us half a gazebo and in Mr. Linehan’s opinion it needs to be funded yearly and if we “lock box” 20% of any increase then we will have some funds in the future to make repairs. David asked Mr. Linehan if his interpretation of the by-laws was that to raise the dues more than the allowed 5% a year requires a vote like we just had for the special assessment. Mr. Linehan replied that he knew that and it would require 2/3 of the membership voting yes.

Chuck Keller reported the results of the voting for board members. Richard Vogt, David Stine, and Mary Pierson, each received 41 votes and will serve a three year term. Julie Mueller received 38 votes and will serve for one year. Chuck once again made an appeal for homeowners to get involved and join a committee.

David Barnes welcomed the new board members and thanked all of members who cared enough about their neighborhood to attend the annual meeting.

The board thanks Liberty Church for allowing us to hold the annual meeting at their church and David Graves for his great job of handling the audio/visual during the meeting. Thank you to those that helped check in the members, Mary Burgess, Mary Mills, George Carpenter, Terry Drake, and Marilyn Barnes and the greeters Rachel Mills and Robin Urquhart. Thank you also to Nancy Schaefer, who was on hand to notarize ballots for the Certificates of Incorporation and changes to the Covenants, and her husband Richard for preparing the sign-in sheets and voting ballots.

David Barnes adjourned the meeting 8:15 p.m.

Submitted by Darlene Cardwell, Secretary LPHOA