

LPHOA Special Assessment Meeting
June 8, 2006

David Barnes, President LPHOA, announced at 7:10 p.m. that there would not be a meeting to vote for the special assessment to replace the front structures due to the fact that the required quorum (minimum 210 lot owners) was not present. A second meeting will be needed that require a fewer number for a quorum (105 lot owners). The date for a second meeting will be set as soon as the board is able to talk with officials at Liberty Church to see when we may use their facilities again. David told the members that this meeting instead would be a discussion on the condition of the entrance structures and an opportunity for homeowners to voice their opinions. David began the discussion by stating that the only salvageable part of the structures are the columns which are made out of a perma-cast type product that does not rot. The structures must be rebuilt from the architrave (horizontal pieces above the columns) upward. Pictures of the damage from the engineer's report along with pictures with and without the columns and crosspieces were shown on the screen behind the podium. After this brief introduction interested parties were invited to approach the microphones and express their concerns, opinions, and ask any questions they may have. The following were some of the comments, opinions, and questions:

Eric Cochran chairman of the maintenance committee was the first speaker and he commented on the demolition and said he understand it was to the base of the columns and not the masonry. Everything would remain to the columns and what was above them.

Rod Reusch, Detroit Place, stated that he was on the maintenance committee and was familiar with what the discussion was about. When the structures were painted in 2002, there was some question at that time from the contractor that did the work so he advised Mr. Ruesch that he used a vast amount of caulk on the structure. Mr. Reusch knew we had some warning about this situation but did not know if the old board discussed this or not. His other concern was that we were going to spend \$60,000.00 to \$90,000.00 on this project and since the columns were ok, he wanted to know what the cost of demolition of the top above the columns only would be and why can't we support some type of framework above the columns and put the lighting back up. He was concerned that someone was going to hit the center islands because of lack of lighting.

David Barnes responded to Mr. Reusch by stating that a structural engineer was hired to assess the damage to the structure and his report stated that we rebuild it as designed or tear it down. Modification of the structures would mean that the neighborhood would have to come to a joint decision on the design, which would be a very difficult task. To take down the structure above the columns would be \$4,600.00 and to take it all down would be \$5,900.00. The board does have a rainy day fund that would cover the tear down of the structures but not to rebuild.

Joe Born, Iola Place, asked if bids had been taken and seemed to feel that the estimates of repairs were too expensive and would like to get more bids.

David responded by telling Mr. Born that the contractors that were contacted wanted a firm commitment from LPHOA not speculation as to whether or not the job would be done or when it would be done. The board does have 3 bids now but are not firm commitments. If the assessment is passed, the board will be able to actively seek more bids from contractors.

Evelyn Merritt, College Street, is for the special assessment to rebuild the front entrances and feels that the structures are the neighborhoods "curb appeal" to people wanting to move here. Ms. Merritt feels it will improve property values and appreciates the beauty of the pergola structures and she here specifically because of the entrances.

Robert Neal, Butternut, expressed concern for the lack of lights at the entrances. He reported that his neighbor's truck was stolen and in Mr. Neal's backyard his furniture and statuaries were stolen.

Dan Curzon, Butternut Ave., thinks we should streamline the design toward a gated community which he thinks will happen within ten years. Does not want to spend a lot of money for an architect because he feels that we can look at other areas and design our own.

Gene Oliver, Aster Place, does not like the front entrances and thinks they should be torn down to save money on maintenance, but he thinks that we need all the facts.

Dan Inderrieden, Yellowwood, suggested that we take a non-binding vote and if those attending the meeting were not in favor of the rebuild, then there was no reason to have a second meeting. He had asked a contractor-friend to give an estimate on the cost to rebuild and his friend said over \$60,000, but he would not consider it because it is too small a job for his company. (It was reported by those at the sign-in table that the number attending and the percentage of "yes" votes indicated a need for a second meeting.)

Clark Kalens, Aster Place, thinks that rebuilding is a good investment for the neighborhood. Mr. Kalens first remarks were inaudible.

Bill Bogle, Elgin Street, asked what would be the yearly expense to repaint the structures. Mr. Bogle is happy with the way the structures are but wants different materials to be used so maintenance could be kept at a minimum. David Barnes told the homeowners that the estimate he received was approximately \$7,400 dollars and that amount is not available at the present level of yearly assessments. If Mr. Bogle is interested in getting a copy of the detailed plans for the entrances he can get a copy of the plans from Richard & Nancy Schaefer.

Darrel Adrian, Aster Place, asked Mr. Barnes if he was correct in thinking that the votes at the meeting did not count because we did not have a quorum and that a second meeting would be needed. David Barnes told him yes that was correct. Mr. Adrian also commented that he is favor of a nice entrance that we could all be proud of but he does not like the front entrances as they are and would like to start with something fresh and new.

Rick Sawyer-Jones, Detroit Street, who is a general contractor, is interested in keeping the entrances for their aesthetic value. Mr. Jones has access to materials at costs less than the average homeowner and will be happy to help. He would like to use cedar, modify the design, put flashing on the tops, and paint and seal it properly. He had checked the cost of materials on June 8, 2006 and found that the materials alone were \$45,000.

Bill Mathes, Aster Avenue, asked if all six structures (two long w/columns and an island on each entrance on Kenosha) are in the same condition. Mr. Mathis said that we are given only two choices and there is a third option--leave them for one or two years because he doesn't feel they are going to fall down. David Barnes told him that indeed all of the structures are rotted and unstable and it is a question of safety to leave them for two years. We can't risk the possibility of problems associated with their conditions. Also, if the city of Broken Arrow becomes aware of the extent of the damage they could require that they be removed within ten days. In that case we would be at the mercy of the demolition team and would not have a chance to find the best price.

Mary Badasio, Butternut, stated that her home was the second home built in LPII. She loved the fountains, but as time passed the fountains were removed. Ms. Badasio likes the fountains and the pretty flowers and wants them.

Chaun Goins, Broadway Avenue, asked about the redesign--will there be a warranty on the rebuild? He thinks that \$500 to \$600 would not be too much and for those of you who pay \$5.00 for a cup of Starbucks coffee it wouldn't take long to make up that amount. Mr. Goins commented on a gated community and since 71st street is so busy, does not want to be stuck on 71st Street waiting at the gate to enter the neighborhood. Mr. Goins also thanks the board for their efforts to address the "ghetto look" of the entrances. David Barnes told him that most builders do not give warranties as a rule.

Robert Starkey, Greeley, wants to take down the stone island completely because it protrudes into the entry. Mr. Starkey is afraid that someone is going to "hammer" the island if the masonry section is left.

Dan Inderreiden, Yellowood, proposed that we divide it into 2 parts, or full demolition. Mr. Inderreiden proposed that we remove the upper portion and leave the columns standing, then decide. David told him that our resident-architect would not accept freestanding columns without the crosspieces because of the lack of stability of the columns. In addition, the architectural engineer hired to assess the damage gave the opinion to either demolish or rebuild as is.

David Tate, College Street, thanked the board for a thankless job. Mr. Tate asked David if the cost that was quoted would include the lights and restarting up the fountain and when and why was the fountain shut down to begin with? David Barnes told Mr. Tate the kids in the past had put boxes of Tide in the fountain to create foam. Mr. Tate suggested that rebuilding should include having a fountain like Glade Crossing with lights to spotlight the water and provide illumination for the islands.

Julie Mueller, LPHOA Treasurer, Detroit Street, responded to Mr. Tate's question by explaining that the lights were taken down for safety's sake. The lights have been stored and the cost to re-install them on the new structures is \$1700 from the electrical contractor who helps maintain the lights in Lancaster Park. The lights (the orange lights) in Lancaster Park II are maintained by PSO. PSO will not accept responsibility for the lights in Lancaster Park because American Land installed inferior quality streetlights there.

Tim Linehan, Yellowood, said that there were many issues when American Land dumped the problems on the LPHOA. Tim served on the first board when the dues were \$100.00. There was not enough money to do minimal maintenance on the common areas. Many banged on doors to get the amount of the yearly assessment raised 50% just to survive. Mr. Linehan feels we have a much bigger problem than the front entrances. The dues from this area, with the common area and the maintenance, \$250.00 a year would be very cheap. It is not going to solve this particular component of this issue, but the \$20,000.00 that has been trying to be put away for many years is to cover the playground equipment and gazebo. Mr. Linehan felt there was a "bigger issue than trying to beat this architectural problem to death" and he wanted everyone to know that he was not recommending anything; he was just identifying a problem. David Barnes agreed with Mr. Linehan, but according to the by-laws there is nothing that can be done. The by-laws state the yearly dues can only be raised by 5% per year.

Rick Boothe, Broadway Court, served as treasurer, was on the maintenance committee, published the newsletter, and served as president for the LPHOA during the early years. Mr. Boothe thanked the board for their efforts on behalf of the homeowners and expressed his knowledge of the problems. Mr. Boothe states that the tops need to come off and replaced for lights and safety reasons. We need to do a good job and use the right materials and assure that we are getting our moneys worth. He commented that fountains provided a dangerous situation for emergency vehicles during cold weather when the mist from the fountains caused an iced surface. He is in favor of rebuilding to help bolster the property values of the additions.

Nancy Davis, Hartford, thinks that we should have an assessment that repairs the problems and put any extra in a "rainy day" fund to address future problems. Ms. Davis stated that if we vote on the \$300.00 why couldn't we keep the balance to get us into a position to where we do have a community that looks nice. We did have beautiful flowers and we did have a beautiful setting but now we are "piece milling" the repairs. Ms. Davis wants to have us get funds together so we are solvent and don't have these problems anymore. David Barnes asked if she would be willing to pay \$400 for the special assessment. She replied, "yes, or \$500."

Bernard Tomlin, College Ct. responded to David Barnes comment on collecting the assessment, as David said, "work cannot begin on rebuilding until we have the money." Mr. Tomlin wanted to know if there was an option to paying the assessment. David Barnes replied, "No, but in the past it has taken much effort to collect the yearly assessment. If someone does not pay their special assessment then a lien will have to be filed against those not contributing their part."

The discussions ended at 8:25 PM with a second meeting being planned. The date is uncertain until we can reserve the church again.

The board wishes to thank everyone that took the time to attend the meeting and respects all of the comments, opinions, and questions that were brought to the board's attention. Please, everyone, remember to say thank you or send contributions to Liberty Church. They have been so generous with LPHOA.

Submitted by Darlene Cardwell