

LPHOA ANNUAL MEETING 11/12/2007

Present: David Barnes –President, Julie Mueller - Treasurer, Chuck Keller - Secretary, and the following Board Members: Darlene Cardwell, Mary Pierson, Richard Vogt and Rob Young

- 1) **Meeting called to order at 7:07 p.m.**
- 2) **Proof of Notice of Meeting** - The proof of the notice of the meeting was the postcard mailed out to each homeowner.
- 3) **Reading or waiver of any unapproved minutes** – A motion was made to accept the minutes of last year’s LPHOA Annual Minutes as posted on the LPHOA website. The motion was seconded and was passed.
- 4) **Report of Committees**
 - A) **Communication Committee** - Dorothy Urquardt – Chair of the communication committee made the following comments
 - ◆ 349 members vs. 350 members on the tax roles
 - ◆ Alert Neighborhood Program-
 - provided a recap of the meeting last year
 - have put up 12 Neighborhood Alert signs on the street corners at major intersections within LP
 - Call made to create a database of e-mail addresses of residents to be able to get critical information out faster
 - Currently we have three block captains, is anyone else interested in becoming a block captian?
 - B) **Social / Welcoming Committee** – Monica Balckwell-Goins - Chair of the committee made the following comments
 - ◆ This past year we held two subdivision garage sales, an Easter Egg Hunt at the Play Park and a Fourth of July bike decoration contest.
 - ◆ Future upcoming events will be posted on the LPHOA website
 - ◆ The committee welcomes new neighbors with a small gift bag
 - ◆ Currently, we are seeking additional members
 - C) **Maintenance Committee**—Rod Reusch and Rod Einer – Co-Chairs of the Committee. Rod Reusch made the following comments on the following items
 - ◆ Committee reconvened June 11, 2007
 - ◆ Approximately 75% of the LPHOA budget goes toward the maintenance of the subdivision.
 - Our subdivision differs from many others due to the large size of our common area for which LP is responsible for the maintenance.
 - ◆ The street lights in the Lancaster Park I do not meet the City of Broken Arrow or PSO Code. We have been evaluating the situation but the fix would be very expensive
 - ◆ The drinking fountains in the park have been a continual maintenance issue
 - Several remedies have been evaluated including their removal and capping

- We have received quotes for Winter grade fountains at \$2500 apiece (there are two fountains)
- ◆ Periodically trees in the trickle channel require attention and removal
- ◆ Sprinkler leaks are an ongoing problem
- ◆ In the park, two planks in the foot bridge were replaced
- ◆ The drainage system in one of the swing areas in the park was repaired this year and the mulch replaced
- ◆ The retention pond area requires periodic clean-out
- ◆ A 2' by 2' by 5' masonry pylon was destroyed at the West Detroit Street Bridge by a DUI driver a few weeks ago. We are currently evaluating repair and have been in contact with the driver's insurance company
- ◆ Some people whose homes back up to the trickle channel have been dumping yard debris in the area adjacent to the trickle channel. Be advised that the debris eventually makes it down stream and clogs up the north side of the West Detroit Street Bridge resulting in LP having to pay for the clean-out. Please make other arrangements to dispose of your yard debris
- ◆ Graffiti in the park still remains a recurring problem

D) **Architecture / Covenant Committee** – No report was made

E) **LPHOA Website** – Jeff DeGuilio, Webmaster

- ◆ The website is expensive to update
- ◆ Our host, Apollo, changed their program resulting in a loss of functionality in the program; we lost use of e-mail and the LPHOA contact information
- ◆ We have changed web hosts at a better cost of \$60 / year and have a goal to maintain the website as inexpensively as possible
- ◆ The Fourth of July pictures were not posted on the website due to the legalities of posting pictures of individuals

5) **Report of Officers**

A) **Treasurer** – Julie Mueller- below are comments that were made

- ◆ The annual dues for 2008 will be \$ 199 for the year
- ◆ The surplus that we currently have is in line with surpluses that we have had in previous year's
 - Please note that the year is not over and a this year we have had as many downed trees due to weather related incidents
 - Charles Monroe is our CPA. He charges us \$85 / month for subdivision related duties and does the title closing related work. He charges us only \$5 per closing; we may get him to charge more to keep in line with other accountants. This cost is passed on in closing and is not borne by the subdivision.
- ◆ Many thanks should be given to the present board members, committee members and others for their service to Lancaster Park
 - David Barnes, our President is a retired contractor has provided valuable and timely insight
 - Danny Mills, our Vice President has saved us money by buying street lamp globes on the internet and replacing the broken ones
 - Darlene Cardwell, a former board member has returned to serve us

- Richard Vogt, board member has put much energy into the voting for the change of the articles of incorporation
- other board members were introduced, Mary Pierson, Rob Young and Chuck Keller
- Dorothy Urquardt for her work on the communications committee
- Jeff DeGuilio our webmaster who has worked hard to restore the functionality of our website
- Rod Reusch and Rod Einer who both literally “came out of the woodwork” to re-staff the maintenance committee
- Julie Luna, J.T. Thomas, Jerry Henderson have also provided valuable service
- Special thanks to Richard and Nancy Schaefer who have provided continuous service through the years
- Steve Eddy and Gordy McDougal, our independent contractors, have done a very good job keeping the maintenance up and helping to beautify the subdivision.
- ◆ We will continue to get bids and ideas from landscape architects to address the lighting at the front entrances of the subdivision
- ◆ We have eliminated the use of the subdivision pager due to the small use versus the relative expensive

6) **Election of Director**

- A) Reporting of Nominating Committee Chair - Danny Mills the Nominating Committee chair was not present
- ◆ Currently we have three board members whose terms are expiring in 2008—David Barnes, Julie Mueller and Chuck Keller and one unfilled board vacancy.
- B) Nominations from the Floor
- ◆ Shoreh Woessner , a LP resident volunteered her services and nominated herself
- C) Introduction of the Nominees
- D) Voting
- ◆ A motion was made to reelect Julie Mueller, David Barnes and Chuck Keller to three year terms and have Shoreh Woessner fill the one year vacancy. The motion was seconded and the motion was passed by hand vote.

7) **Unfinished Business**

- A) **Plans to complete the voting and collection of the ballots from those who have not voted for the proposed changes to the Restrictive Covenants & Articles of Incorporation**
- ◆ Basically the changes clean up the bylaws and make them more homeowner friendly. It would remove requirements like having addresses on the house made out of stone or other masonry material.
 - ◆ Now, the board members can change the by-laws and it would require a vote of 75% of the homeowners to reverse the board’s decision.

- ◆ Richard Vogt, board member, recounted the signing fairs already held. It was apparent that only conscientious people showed up.

B) Need Volunteers to help collect ballots and complete the voting process

- ◆ The present plan is to recruit more people and notary publics to help with the ballot collecting. Then we would divide up the subdivision and embark on a campaign to collect more votes. As it stands now, we only need to collect around 100 more votes.
- ◆ Richard Vogt also praised board member Julie Mueller as is “the glue that hold the Homeowners Association together.”

8) New Business

A) Volunteers to serve on any committee, sign up sheets are available tonight

B) Volunteers to serve on Alert Neighborhood Program as Block Captains

C) Use of common areas by homeowners

D) Plans for 2008

E) Questions and Discussions

- ◆ Homeowner Mitchell Metcalf asked the question, why we have \$37K in savings. Board Member, Rob Young reminded the audience that there were still two months left in the year that would be incurring costs. Per President David Barnes, there are no sinking funds. We do have a rainy day account which is our savings account.

9) Adjournment—the meeting was adjourned at 8:09 p.m.