

LPHOA ANNUAL MEETING 11/12/2007

Present: Danny Mills_ Vice President, Chuck Keller - Secretary, and the following Board Members: Richard Vogt, Valerie Welker and Rob Young. David Graves provided the audio visual services and recorded the meeting

1) **Meeting called to order at 7:08 p.m.**

2) **Proof of Notice of Meeting** - The proof of the notice of the meeting was evidenced by 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) **Guest Speaker Mr. Dave Wooden, Broken Arrow Assistant City Manager**

- ◆ Mr Wooden was accompanied by other city of Broken Arrow representatives Jim Twombly - City Manager, Keith Sterling, and Communications, Jim Lewis.
- ◆ Mr. Wooden explained the projects planned for the three year \$38.5 M, December 9, 2008 bond issue. The mill levy will remain the same.
 - Parks and Quality of life (\$12.7M)
 - Events center
 - A new park in SW Broken Arrow
 - Arts Center
 - Public Safety (\$7.1M)
 - New Animal Shelter
 - A new Fire Engine
 - Mobile Data System
 - Stormwater (\$3.3M)
 - Streets (\$15.3M)
- ◆ After the presentation, several questions were asked by the LP residents-
 - Resident J. Born asked about how the bond would be funded - basically the bond would be funded by the current property taxes millage rate of 17 mills
 - Resident D. Tate inquired about the city maintaining the trickle channel- the City of Broken Arrow would have to own the property before it could be put on a bond issue and then the city would maintain it thereafter.
 - Resident M. Bidasio asked how the City would get subdivisions to turn over common areas- usually the subdivisions freely hand over said lands.
 - Resident V. Welker asked a vote “yes” would be a vote for the bond package- yes there will be four options to vote for the up coming bond issue and two options to modify how the money will be used from the previous bond issue
 - Resident D. Foster asked about an ownership versus an easement for the City to maintain the property- The City is moving towards ownership since to be able to spend any money on projects the City must own the land.

5) Report of the Committees

◆ **Social / Welcoming Committee**

- Dorothy Urquardt, reporting for Monica Blackwell-Goins, described the basic duties of the committee. Monica will be stepping down this year due to other responsibilities.
 - The committee welcomes 12-15 new families moving in to the subdivision each year
 - Organizes the Easter Egg Hunt and Fourth of July Parade
 - Annual Spring and Fall Garage sales
 - Neighborhood night out in the 1st or 2nd week of August

◆ **Communication Committee** - Dorothy Urquardt – Chair of the communication committee made the following comments

- The committee publishes 2-4 communications to the residents this year
- Organizes the Neighborhood Alert program
- 349 members vs 350 members on the tax roles
 - Currently we only have one block captain in the Neighborhood Alert program
- The City of Broken Arrow now has an internet based crime reporting system
- Dorothy announced that due to the demands of his job, that Jeff DeGuilio, the LPHOA webmaster will be resigning his position due to work responsibilities. We will be looking for a new webmasters

◆ **Maintenance Committee**—Rod Reusch a Co-Chair of the Committee made the following comments on the following items

- Rod introduced the other Co-Chair Rod Einer and made note of the service provided to the subdivision by the following committee members - Mark Stein, David Barnes, Julie Mueller, and Richard Vogt
- Much of the LPHOA budget goes toward the maintenance of the subdivision
- Lancaster Park Subdivision has two sections I and II. The street lights in the Lancaster Park I do not meet the PSO electrical code necessary for PSO to maintain them. PSO maintains the lights in LP II. The street lights are a continual source of repair and some repairs have been costly. The situation is under continuous evaluation.
- Regarding the two drinking fountains in the play park, the committee is currently exploring permanently removing one of the fountains and installing a good quality fountain in the other locations. To date, the main problem is that the design of fountains does not lend them to be properly winterized causing continuous maintenance issues.
- There is a pine borer beetle infestation in the trickle channel which will have to be addressed
- We continually experience vandalism in the play park particularly at the bridge. Repairs can be expensive. Rod outlined other areas of vandalism including the gazebo and the playground equipment.
- Detention pond maintenance. Brush-hogging is budgeted to cost \$1800 annually. There is standing water and are over 40 trees that need to be removed- yet another reason to allow the City to assume ownership.

- Approximately, 24 feet of the masonry wall along 71st street was destroyed by a motor vehicle. A bid is approximately \$3800. The driver's insurance company has been located and other bids are being reviewed.
- Slides were shown to illustrate the erosion problem caused by "sheeting" in the trickle channel
- Rod expressed his appreciation to the residents who voluntary pick up trash in the subdivision and indicated that we still need additional volunteers on the committee
- Resident J. Born indicated that there was a light in front of 4401 W. Iola that has been out for three months- Coburn Electric will be re-contacted
- Resident M. Bidasio asked about what can be done about yards that are unmaintained and need to be weeded. It is a City code violation against yards with tall grass, but the grass has to be over twelve inches high.

- ◆ **Architecture / Covenant Committee** – No report was made

6) Treasurer's Report

- ◆ **Treasurer** – Currently there is no treasurer, Chuck Keller, Secretary, is the acting ad hoc treasurer, Below are comments that were made:
 - ◆ A brief description of the current balance sheet ensued.
 - ◆ The reason for the balance is to address large expenditures that we are anticipating especially issues that need to be dealt with in the trickle channel and retention pond.
 - ◆ To date we have spent \$48 K- just under budget. Most of the expenses are regarding maintenance. Special thanks to Richard Vogt, board member, who has worked very hard to keep costs down and has successfully negotiated cost reductions in our contracts.
 - ◆ 349 out of 350 have paid their assessments
 - ◆ 338 out of 350 homeowners have paid the special assessment
 - ◆ The budget for 2009 is \$54,268. It is very similar to the amount budgeted for the last few years.
 - ◆ Question from resident T. Linehan regarding who pays costs for liens- The person that the lien is assessed against is responsible for all costs and interests. Also, we did not pay any deductibles on the stone cairn damage
 - ◆ Motion made to pass the proposed budgeted as presented for 2009 was made, seconded and passed.

7) Request for volunteers was made to collect votes for members to be elected

8) Election of Directors

- ◆ A plea for volunteers was made. We have five board vacancies; 3 - 3 year terms, 1 - 2 year term and 1 - 1 year term.
- ◆ Danny Mills, President, indicated that he would be stepping down at the end of his term this year.
- ◆ A request for any nominations from the floor was made.
 - Mitchell Medcalf self nominated
 - Jim Davis self nominated
- ◆ A motion was made to take a hand vote in lieu of paper balloting, the motion was seconded and was passed
- ◆ Made motions to vote Mitchell Medcalf and Jim Davis to the board, both motions were seconded and both were passed.

9) Unfinished Business

- ◆ Richard Vogt discussed the two year effort and residents' apathy around the pursuit to change the Restrictive Covenants and Articles of Incorporation. The change would have given the homeowners more power over the board. Due to the lack of participation by the homeowners, the balloting for this action has been abandoned.

10) New Business

- ◆ Volunteers to serve on committees- Volunteers were encouraged to sign up on the circulating sheets
- ◆ Resident M. Medcalf asked what would be involved with deeding the green areas over to the City of Broken Arrow. It would require a positive vote of 2/3 of the homeowners. It will take us going door to door with a petition.
- ◆ Board Member Richard Vogt extended a request for homeowners to take an interest in the subdivision by providing input and or participating in the workings of the subdivision.

11) Adjournment