

## LPTA Quarterly Meeting Minutes – January 30, 2008

Attendees: Dave Baer, of Henderson Properties; Sandy Coughlin, Kimberly Stoll, and Phil Meeks, LPTA Board Members. No residents were present.

- Meeting convened at 6:30 PM.
- Minutes from previous meeting on October 15, 2007 were read unanimously approved.
- Agenda changes for this meeting were discussed.
- Discussed basketball goal issue with unit located on Thistle. Board determined issue was resolved and no further action was required.
- Discussed another basketball goal on Margaret Ct. This will be monitored for possible issues.
- Bids for preventive maintenance contracts will be brought to next meeting. Dave will invite Foreman's Painting as a bidder.
- Division of labor among board members regarding distributing flyers, inspections, etc. Kimberly will take sectors A & half of B nearest to her residence; Phil takes other half of sector B, and half of sector D between Balsam and Meeting St. Sandy takes other half of sector D plus sector E.
- Discussed situation with Cypress townhomes. Discussed whether LPTA and Cypress associations should merge. Sandy will pose questions to Chris Matheson. Board is reluctant to assume responsibility for maintenance due to lack of income from this property and uncertainty over its future.
- Board office elections were proposed: Sandy will remain as President and will be responsible for Building Maintenance and the Newsletter. Kimberly will become Vice President and will assume responsibility for Landscaping and Architectural Committee. Phil will become Secretary and Treasurer and will maintain the website.
- Discussed large amount of expense due to storm damage in August. Dave to check if it is possible to make an insurance claim for this expense.
- Discussed Disaster One bill for fire damage to 6911 Creft. Unit was foreclosed but has been sold and is current on dues. LPTA has paid the insurance deductible for this damage.
- Irrigation – we intend to begin the Phase III of the project as soon as the necessary water permits can be obtained from Union County.
- Board discussed and ultimately voted to approve costs to repair column at 3815 Faith Church because the exact cause of the collapse could not be determined.
- 6035 Creft – a pipe exiting the building was leaking water and caused discoloration to the siding which may be permanent. Board will investigate pipe extension which was made but not approved. Board feels that repair of the siding is the homeowner's responsibility because the source of the leak likely originated within the unit's interior A/C system, which is not the LPTA's responsibility.
- Board will place an item on the agenda for the Annual Meeting, to amend the Bylaws to permit an "Accounting Review" in place of a more expensive full Audit, when the circumstances may not call for a full Audit.
- Water meter at 3700 Society Ct. shows extremely high usage for January 2007. Dave to request a credit from the Water Bureau due to possible billing error.
- Meeting adjourned at 9:00 PM