

## LPTA Quarterly Meeting Minutes – April 21, 2008

Attendees: Dave Baer, of Henderson Properties; Sandy Coughlin, Kimberly Stoll, and Phil Meeks, LPTA Board Members. Residents present included: Henry Counts, Bess Lombardo, Gloria Lorenz, Betty Hart, and Sue Stadick.

- Meeting convened at 6:35 PM.
- Minutes from previous meeting on January 30, 2008 were not available, and are postponed until the next quarterly meeting.
- Resident concerns were heard first. Henry Counts mentioned that some of the mailboxes were in disrepair. Board response was that mailboxes are the homeowners' responsibility.
- Henry also asked about cars parked too close to the intersections. Questions were raised about how the deputies can enforce parking rules. Board advised Henry of our understanding of the rules and limits of enforcement.
- Henry also asked if there are any restrictions on homeowners who wish to rent out their units. Response was no.
- Gloria Lorenz spoke about the discoloration on her unit at 6035 Creft, which is the same issue the Board discussed in the prior quarterly meeting. She read a prepared statement and requested the Board authorize the LPTA to pay for repairs to her siding. She agreed damage originated from an interior problem, but that problem was due to a defect caused by the builder, Ryan Homes, and that the LPTA should pursue Ryan Homes for reimbursement. Dave Baer referred her to CC&R sections 8.1 and 8.2 and Section 11.15 as applicable.
- Dave reviewed the Financial Report.
- Questions were asked about the interest rate we get from our investment in the Overflow Account, and if a higher rate could be obtained. Dave will look into possibly 6 month CDs, and will review Coastal F.C.U. versus RBC rates and CDs.
- Discussed set up of payment plan for Crenshaw. Kimberly made motion to confirm and Phil seconded. Motion passed.
- Sandy made a motion to use the more durable Fypon PVC product for wood repairs. Phil seconded. Motion passed.
- Discussed and proposed merger with Cypress townhomes. Kimberly made motion to decline to merge. Phil seconded. Motion passed.
- Kimberly discussed landscaping report and irrigation status.
- Discussed issues of Storm Doors and architectural review. Phil agreed to make a Storm Door Guidelines page on the LPTA website.
- Two Architectural Review proposals were presented and signed.
- Discussed maintenance report from walk-throughs of each sector.
- Discussed preventive maintenance proposal from Foreman's Painting. Motion to accept Foreman's bid for preventive maintenance, with clarification requested including 4 year material and workmanship warranty; with owner notices including modified items from info sheet as amended (# 3, 4, and 7); pending LPTA review of each unit specified in bid.
- Discussed guidelines on satellite dish installation for Beazers and Ryans.
- Meeting adjourned at 8:53 PM.