

**Lincolnshire Apartments, Inc.**  
***Lincolnshire North Apartments, Inc.***

**Board of Directors' Meeting**

***MINUTES***

March 31, 2008

A concurrent meeting of the Boards of Directors of Lincolnshire Apartments, Inc./Lincolnshire North Apartments, Inc. was held on Monday, March 31, 2008 at 11:55 p.m. in the Board Room at Audubon Area Community Services, Inc.

***Board Members Present:***

Ms. Cathy Lamar \*

Ms. Melody Lanham  
Mr. Jerry Manning

Mr. Michael Morton \*

\* Lincolnshire members

\*\* Lincolnshire North Members

***Staff Present:***

Ms. Sheila Boling, Housing Director  
Ms. Denise Marcum, Executive Assistant  
Ms. Cheryl Calloway, Housing Manager  
Mr. Terry Payne, Chief Financial Officer  
Mr. Ronald Logsdon, Executive Director

***Others Present:***

Mr. Charles Kamuf, II, Attorney

***Agenda.*** Chairperson Mr. Manning entertained a motion to accept the current agenda and the minutes from the last September 2007 meeting. Mr. Manning thanked everyone for being in attendance.

*By unanimous consent, the agenda was accepted.*

***Prior Meeting Minutes.*** Ms. Boling stated that hopefully everyone had time to look over the minutes from the September 2007 meeting, and if there were any changes or issues that needed to be brought up, to do so.

*Mr. Michael Morton made a motion to accept the current agenda and Ms. Cathy Lamar seconded the motion. Motion carried.*

***NEW BUSINESS***

**HUD's "Change 2" for the 4350.3 Manual.** Ms. Boling stated that since Ms. Calloway had already been to the HUD training that she, no doubt, knew more about this than she. Ms. Boling informed the Board that she had recently gone to the COS (Certified Occupancy Specialist) training and had to be re-certified. "Change 2" was supposed to have been incorporated into that training, but after Ms. Boling had gotten there, only the financial parts (50059's, recertifications, etc.) of the "Change 2" was incorporated in the training. The new changes also apply to the House Rules, leases, damages, etc., but this was not covered at all in her training. From what Ms. Boling understood, as per the training that Ms. Calloway attended, Lincolnshire had to revise its House Rules and the Tenant Damages. The changes to the Lease have been made and have been approved by HUD.

**Lincolnshires' Policy on Energy Wasting.** Ms. Boling stated that one thing she wanted to bring to everybody's attention is that the Board approved of if a tenant leaves their doors and windows open with the air or heat running, then presently they will be "fined" for wasting utilities. Ms. Boling stated that she has been informed by HUD that this was not legal.

Mr. Manning asked what kind of suggestions that HUD might then have. Ms. Boling stated to HUD said after three (3) times of violating the House Rules, properties could evict the tenants. She said that Mr. Kamuf was to attend the "Change 2" training scheduled for Louisville in a few weeks, but that training has since been cancelled.

***DISCUSSION.*** Mr. Morton asked if the eviction notices are still the same as it has always been as far as if the tenants left the windows and doors open, if that would be the same as non-payment. Ms. Boling stated that it is still an eviction. The problem that you are going to have is they're saying, according to Lincolnshires' lease, having three police reports, or three disturbances is grounds for eviction. So what HUD has told Ms. Boling is that if the tenants leave their windows and doors open with the heat and/or air running for three different times, an eviction can be done.

The chances of Lincolnshire winning this in court will be slim to none. Mr. Logsdon stated that's where he wanted to go with this subject. Mr. Kamuf advised that if Lincolnshire has documentation of three separate incidents, the judges just needs to be aware that the office doesn't charge anymore for that. Mr. Kamuf stated that he didn't know if the judges even know that's what Lincolnshire does, because he doesn't know if Lincolnshire has ever evicted anyone for that. Mr. Kamuf also stated that he couldn't give a complete response. If there are three separate offenses, then it can be documented and then on the fourth one, a 30-day eviction letter will be sent for wasting utilities. This is yet to be determined by the judge.

Mr. Logsdon asked if that couldn't be in the House Rules after three notices that the tenant is in violation. Mr. Kamuf stated that it would be revised to that extent.

Ms. Calloway stated that Lincolnshire has to verify that the heating/air is on first, so it has to go a step further because the office can't charge somebody for leaving a window or door open with the heating/air on unless it is actually on. Mr. Morton stated that with the air being on a person would be able to tell. Ms. Calloway advised that she doesn't necessarily mean having to go inside. The maintenance can listen if the air is on, to see if the motor is running. Mr. Morton stated that it is unable to dictate for the heat running. Ms. Calloway said that maintenance would have to go inside.

Mr. Kamuf mentioned that when this situation is documented, it needs to be certain that that is the situation. If the window is partially open, it's still a waste of utilities. Mr. Logsdon stated that we all tend to be "penny wise and pound foolish" with a lot of this stuff. The most important thing is that we want to keep full occupancy. Mr. Logsdon also stated that he doesn't know if he wants to be evicting tenants.

**Trash Problem.** Ms. Boling said that this is just an example HUD gave her. Her office has a lot of problems with tenants setting their trash out at the back door, but not taking it to the dumpster. When they don't, animals get into it and then the trash is strung to the next apartment building. We can't charge for that anymore. Ms. Calloway informed the Board that the problem that she runs into is that the maintenance guys pick up the trash and comes back to tell her that a certain tenant is doing it more than once. Ms. Calloway said that she can talk to them, or can send them a letter and remind the tenant that in the lease this is grounds for eviction. The problem there is that when maintenance is picking up trash, apartments are not getting ready to rent. Ms.

Calloway said that she can't have them running up and down the street three or four times a day checking and making sure that tenants are picking up their trash.

Mr. Logsdon asked if there were any more compelling arguments that can be offered to them in violation of the lease. Ms. Calloway stated that some of the tenants just don't care. Ms. Boling added that Lincolnshire does have some good tenants. There are some where the parent/parents will have their four year old kids take the trash to the dumpster but the kids can't reach it to put the trash in. Mr. Logsdon added that there are professional people that live right here in Central Office, probably more than they live at home, and asked who everyone thought cleans the kitchen about 6-8 times a day.

**Tenant Damages.** Per HUD, she said, properties were not allowed to have a Tenant Damage schedules, with different prices on it for certain damages. These damages must be repaired and billed to tenants on the basis of actual cost of material and labor from this point forward. Too, properties can only have a couple of things on their tenant damages. If a tenant tears up a door, the office can charge the tenant the exact cost of the door plus whatever it takes to fix the door. Right now, Lincolnshire charges \$350 for a door. Probably in the end, Lincolnshire is losing money under its present schedule-based approach, because the door costs \$200 and it takes half a day for maintenance to replace an entire door, she said. Mr. Logsdon asked if the tenants would pay the full cost of it under the new rule. Ms. Boling stated, Yes, under the new rule the tenant will pay the full cost of the door plus whatever labor is included to replace. It's just a lot more paperwork for Ms. Boling and her staff because they are going to have to keep track of every little item that is used on anything. For example, if a tenant breaks a glass from a window, the tenant would have been charged \$10, but in the future there will be no more "set" prices.

**Moving Costs for Disabled/Elderly Residents.** Ms. Boling mentioned that if a resident is elderly/disabled and wants to move within the complex and requests the staff to move them, the owner (AACS/Lincolnshires) has to pay for the cost of moving. If somebody wants to move from upstairs to downstairs, and the tenant asks the office to pay for that cost, the owner has to pay for that cost. Mr. Logsdon asked if it only pertains to if there is an ADA issue involved. Ms. Calloway said, No. It is an accommodation issue for disabled persons, but the HUD rule is broader than mere ADA compliance. Mr. Logsdon stated that the ADA law only requires certain things that have to be accommodated.

Ms. Boling asked Ms. Calloway if there were any more changes. They agreed that those noted were the more important highlights of the new HUD changes.

**Tenant Notifications of Inspections.** Ms. Calloway stated that she has to notify residents if an entry may be required for any type of inspection. As well as sending written notices, she has often had to knock on tenants' doors and tell tenants that some authority is coming, "You need to pick up your cigarette butts." Once you start going down the row, the tenants start coming out. Mr. Morton added that the office staff catches heck every day. Mr. Morton stated that he is not at the Lincolnshire office most of the time and he catches a lot of slack that the office staff doesn't get. People have rules, but they don't want to follow them. We have rules and regulations that have to be followed. You can't be lenient on none of them. If you do, you might as well just throw your hands up and say "Do what you want to do".

Ms. Calloway gave the example of the recent Public Service Commission visit for the inspection of gas pipes. She sent her staff out and they brought back eighteen (18) bags of trash, and the trash guy had just worked the day before.

**Public Service Commission's Inspection of Lincolnshire Gas Lines.** Mr. Manning asked about the gas lines, if Lincolnshire staff has learned how to do that yet. Ms. Boling stated that Joel Grugin of the Kentucky Public Service Commission (PSC) visited last Tuesday. Actually, he didn't check anything, because he didn't have any tools. That inspection job is going to have to be hired out, he said.

Ms. Boling stated that Mr. Grugin put several forms in front of her, telling her what had to be done to get in compliance. Ms. Boling also stated that she started taking copious notes, because she hadn't previously heard half of what he was talking about: Operation and Maintenance Plans have to be developed. Most of these things have to be done annually. The Emergency Plan must contain a Training Plan for the employees. The Lincolnshire properties have to spot check their gas lines every so often, and then every three years, the staff has to be trained again, and be re-evaluated.

The Lincolnshire properties have to start sending out letters to all of their tenants quarterly *every six months* explaining the dangers of gas, what appliances in the apartment are gas, what appliances outside are gas, anything that has to do with gas, we have to explain. Once every six months, a maintenance man has to go in an apartment, blow out the pilot lights on the gas range, turn it back on, have the resident smell the gas, and then the tenants have to sign off on it when this gets done in their apartment stating that this procedure was done.

The properties will have to keep this as a log because when the PSC comes to the office or call, staff will have to provide or fax them this information. Mr. Manning asked Ms. Boling is she has a manual to keep up with all of this.

**Gas Lines Inspection and Corrosion Services Contractor.** Ms. Boling stated that she would have to develop policies and procedures for all the PSC's requirements. She also stated that she has called a contractor, Jackie Moore from Mount Sterling. He does pipeline corrosion services. He is supposed to call Ms. Boling this week to set up a time to meet with her. He is going to come down and complete erosion and leakage tests to see if all of the pipelines under the ground at the two Lincolnshire properties have any leaks. If there are, they will be digging up the ground to get to the pipes and repair them. Mr. Payne jokingly asked if he gets to do the testing, or does he also get to do the digging. Ms. Boling stated that he'll probably do it all. They haven't been checked since Jagoe Homes owned them. The reason why Ms. Boling called this company is because he does a turn-key job, which means he will do everything. He is also going to help the Lincolnshire staff develop the required manuals, because Ms. Boling said that she doesn't know everything the PSC is requiring.

Ms. Boling stated that Mr. Moore currently does work for Greentree Apartments and other local properties. Mr. Morton asked if Lincolnshire has two main meters, one at each end. Ms. Boling said, Yes. And she has been advised that if there is a fire anywhere in either complex, there is a possibility that the meter will have to be turned off, which means that not just one building is going to "go out," but the *whole* complex of 100 or 108 apartments, since that's the way the main gas shut-off valves are set up.

Mr. Morton asked who has access to those keys. Ms. Boling stated that Atmos Energy does. Lincolnshire has no keys. Every fire that Lincolnshire has had since Ms. Boling has been there, Atmos has gotten there before she has. Mr. Kamuf asked if the fire department had a key and if it requires a key to shut it off. Mr. Morton said yes, but with a special wrench. Ms. Boling stated that she doesn't think there is a "Knox Box" anywhere on the properties that contains such a "key." She has never seen it.

Within the next two weeks, Mr. Moore is supposed to come down and we will be going over all of this. Ms. Boling requested and estimated cost for all of this. Mr. Moore stated he would charge about \$500 to help her draw up all of the plans and get those in effect. He thinks the other will be \$5,000 or less, unless some lines have to be dug up and repaired. All of the pipes at Lincolnshire are steel.

Mr. Manning asked if Mr. Moore's estimate indeed included all of the likely expenses. Ms. Boling stated that she was given a bottom line figure with the exception that *if* he were to find something wrong. Mr. Manning recapped what Ms. Boling said about it costing about \$5,500, unless he has to do some digging. Mr. Manning added that most of the cities and gas companies have these tools that go along the top of the ground. Mr. Logsdon asked within how many feet. Mr. Manning stated that he didn't know. Ms. Boling stated that this was not an option.

Ms. Boling said that Mr. Grugin had asked eight questions, and “We flunked all eight.” He will give so many weeks to get everything done and then we have to send it all in showing that it was done and completed. He said they then would probably re-visit Lincolnshire every two (2) years. Mr. Logsdon stated that unless they see full compliance with their requirements, they come in every year.

Ms. Boling mentioned that there was another “kicker” — that if for some reason the Lincolnshires *didn't* get into compliance, Mr. Logsdon doesn't have to go before the Public Service Commission, Ms. Boling has to go! That's where we stand and now, she said, we're just waiting on Mr. Moore to call back and schedule a time and a date so he can get started.

**DISCUSSION:** Mr. Morton suggested that the next time that the office sends a memo out to the tenants on the gas thing, there needs to be a clarification. Each tenant had been under the impression that the PSC representative/inspector would come into each individual apartment. Ms. Boling stated that the office was not told what would happen. All Ms. Boling was told was that they were coming from the PSC to check the gas lines to make sure they were accommodated. Ms. Boling and her staff have to give everybody in the complex a notice if the potential exists for an entry into a tenant's apartment. Ms. Boling stated that she couldn't tell anybody what the PSC guy was going to do when he walked in. She just wanted to make sure that everyone got the notice so that nobody could come back and say that each tenant was not told. Ms. Calloway stated that possibly from now on we'll know what they are going to be looking for, but at that initial point staff had no clue.

Mr. Manning asked if this was something Lincolnshire will have to do. He also asked if a motion was needed to approve this. Mr. Logsdon said that it was regulatory and doesn't know why it would have to be approved. This is the law and we have to go by it.

Mr. Kamuf asked if he was the only one in the state to do this type of work. Ms. Boling said, No. The reason why she decided to go with Mr. Moore is because he's a “turn-key” contractor; he will do it all. Otherwise, Ms. Boling will surely have to find several other individuals that only do certain things required by the PSC. Ms. Boling stated that she would prefer to have someone that can do it all, and that way they know everything that is going on.

Mr. Manning asked the Board if everybody understood what Ms. Boling was talking about. There were no questions or comments.

*Ms. Lamar made a motion to have Moore Pipeline Corrosion Services be contracted for inspecting (and if necessary repairing) pipelines at Lincolnshire/Lincolnshire North and assisting the staff with the development of required manuals, training and other documentation or systems as required by the PSC for full compliance. Mr. Morton seconded the motion. Motion approved.*

**Lincolnshire Board Vacancies — Lincolnshire North Tenant Representative & Community Representative.** Ms. Boling informed the Board that there are two Board vacancies available on the Lincolnshire/Lincolnshire North Board. Ms. Boling stated that Ms. Kristy Fulkerson had resigned due to a work conflict. Notices have been sent out several times seeking a Lincolnshire North tenant representative. Mr. Logsdon asked if he could appoint that position. Ms. Boling stated that different names are gathered and then Mr. Logsdon appoints that person for that position. Mr. Logsdon asked if the Board had an idea of anyone that would be interested. Ms. Lamar asked if Ms. Boling was talking about a resident. Ms. Boling stated that the Board needed one of each, resident and community person.

Ms. Lamar suggested someone that is working with The Learning Villa. Mr. Manning asked Ms. Boling for any suggestions. Then Mr. Logsdon suggested Ms. Daisy James, since she knows a lot about housing.

Ms. Lamar suggested someone from the law enforcement. Mr. Manning mentioned to Ms. Boling to get Mr. Jeff Jones from the Daviess County Sheriff's Department. He asked Ms. Boling if she would care to call Mr. Jones to join the Lincolnshire Board. Ms. Boling said that she would call him.

**Vacancy Report for Lincolnshire & Lincolnshire North.** Ms. Boling stated that for the vacancy report there is nine (9) apartments, less than 5% vacancies. That's really good. A month or so ago the vacancy rate was in double digits. Ms. Boling stated that with increased occupancy, there are more police reports.

Ms. Calloway also stated that there were a total of nine vacancies. Ms. Calloway also gave the following breakdowns for *Lincolnshire*: 1-bedroom units, there are none vacant; the 2-bedrooms, there is one (1) vacant; and the 3-bedroom units, one (1) is vacant. At *Lincolnshire North*: 1-bedroom units, there are none vacant; the 2-bedrooms, there are six (6) units vacant; and the 3-bedroom units there is one (1) vacant.

### *General Discussion.*

**Lincolnshire Easter Egg Hunt.** Ms. Calloway mentioned to the Board that Lincolnshire had an Easter egg hunt. Burns Middle School has a Junior Beta Club and Ms. Calloway is familiar with this lady through her child. The county schools have every year adopted Lincolnshire for Halloween. Ms. Calloway commented on the Halloween party. This year Burns Middle School had asked if they could do an Easter egg hunt at Lincolnshire. One of the parents got together with some other parents that had Easter egg hunts all over Owensboro that weekend. They all went in together and one person wore an Easter bunny outfit, and so on. One person rented the costume for a couple of hours and those kids were excited and got their picture taken with the Easter bunny. What was done this time, despite the weather being chilly, rather than being outside for six hours, we split the kids into different age groups and afterwards prizes and candy was given out. The hunt was successful. Burns Middle School told Ms. Calloway that they will do the Easter egg hunt again every year. The Easter and Halloween parties will be done each year. Ms. Calloway stated that she is working to have something done for the kids at Christmas.

**Economic Stimulus / Tax Rebate.** Ms. Calloway stated that Ms. Boling sent her to a tax preparation class at Daymar College. She also stated that she was impressed with that and that Lincolnshire staff were going to help the home-bound, the elderly and the disabled that can't get out to the bus stop, get their "2008 economic stimulus" tax rebate. Many elderly don't know how to qualify, having the misconception that all they would have to do is sit there and they'll get the \$300 that they are eligible for. Mr. Logsdon stated that the people are not eligible if they don't file a 2007 tax return. Ms. Calloway said that she needs to impress that upon them. The lady from the IRS was there; she is retired but works at the Elizabeth Munday Center and helps out Lincolnshire.

Mr. Logsdon mentioned that Mr. Payne and Ms. Lamar do tax returns for low-income persons at the Central Office every Thursday from 12 noon to 4:00 p.m.

Ms. Calloway mentioned that back in 2006, there was a refund for a telephone excise tax. If the taxpayer had any kind of phone and they didn't do it, then she was going to show them how to itemize that on their taxes. Ms. Calloway stated that she would not be doing their taxes for them because this is not an actual form. Ms. Lamar informed everyone that the deadline to file 2007 taxes is April 15<sup>th</sup>. Mr. Logsdon mentioned that Mr. Payne and Ms. Lamar could set up and electronically tie in with the IRS computers.

Ms. Calloway advised the Board that there are some homebound people at Lincolnshire that are not physically able to get out. There won't be any more than twenty (20) residents, she said. But if Mr. Payne and Ms. Lamar are going to set up and have the people that can normally go

somewhere, then there will be more people coming in. Ms. Lamar stated that they could set up and do a “stimulus return” and just do that, but couldn’t set up and do regular tax returns. Ms. Calloway stated that she understood that and that she was just talking about doing the stimulus packet. Then that way they wouldn’t have to pay for a bus. They would be able to come to the Laundromat.

Mr. Payne reviewed with Ms. Calloway about doing this for people who are homebound. He asked Ms. Calloway if she could give them the forms for them to fill out and bring them to central office and he and Ms. Lamar can enter them in. Ms. Calloway agreed to that and to just let her know if they wanted exclusively the homebound or if they wanted the ones that are eligible for that might not be able to get down to the office. Mr. Logsdon stated that he thinks what Mr. Payne and Ms. Lamar were saying is to do the homebound here at Central Office and maybe go to Lincolnshire for a day or two.

Ms. Calloway stated that she was flexible, anything to help her people out. Ms. Calloway asked if anyone had heard that it would be \$500 and not \$300. The woman from H&R Block stated that what the government is talking about doing is giving people \$500.00 accumulative but they haven’t passed the final bill yet. So what that means is next year, there will be another \$200 for the same thing.

**Tenants’ Voluntary Release of Information.** Ms. Calloway advised the Board that there was one more thing to discuss and that’s the voluntary release of information. This is part of the new HUD change, she said. It’s a new thing that, with a tenant’s authorization, anybody can get into the tenants’ files if they want to. Ms. Boling stated that a new release of information form has to be passed out to the tenants — and be signed before KHC returns again for its annual inspection.

Mr. Manning asked if anybody could get into anybody’s file. Ms. Calloway stated that if the client signs a release of information that a 3<sup>rd</sup> party person can come in and say “I want copies of everything in their file” and that’s all the form says is 3<sup>rd</sup> party. Mr. Logsdon asked why the tenants would sign that form.

Ms. Calloway stated that if a tenant wants somebody to have it. For example, if somebody wants their mother to see what’s in their file, because sometimes when tenants are called in or we’ll say that there are complaints on this and you have this and etc. Of course, we don’t show them now, because before there had to be a subpoena. Mr. Logsdon mentioned that sometimes when tenants come in to complain to his office, they would bring a family member in with them. If they want that kind of support and they authorize whoever to see if they have open wide access. Ms. Calloway said the tenants now do and that is going to be a problem.

Mr. Logsdon asked Ms. Calloway why this was going to be a problem for her. He said that he could see how it was going to be a problem for the tenant. Ms. Calloway explained that this would discourage people from complaining about somebody throwing a party, somebody having drugs, somebody staying with them because so far, the thing is that we don’t take verbal complaints. Tenants need to write it up, sign it, date it and turn it in. Ms. Calloway stated that she has never been allowed to give anybody a piece of paper showing who’s complaining on them. Mr. Logsdon stated that she wouldn’t unless the tenant says that’s what they want.

Ms. Calloway further explained that would mean that the neighbor then is going to be found out. It doesn’t have to be the 3<sup>rd</sup> party it can be the tenants themselves. Once the release of information is signed, and it’s done and they request everything in their file, it’s done. Mr. Logsdon asked Ms. Calloway to help him to understand, you’re going to have to actually copy your file and that’s where you’re afraid the problem lies. Once it gets out of your office then you don’t have any control over it.

Ms. Calloway answered, Yes! There's a lot of management companies, Charles Shive, formerly with HUD, he was one of the people at the "Change 2" training she attended. He said that there are a lot of management companies that are jumping up and down, which Ms. Calloway believes might lead directly to a new "Change 3" that they're already talking about doing.

**Possible New Segregated File System.** The suggestion of a way to avoid the downside to the new policy was to set up another file for each tenant/apartment and then put everything that is the property's "miscellaneous" stuff in its file, not the tenant's. Ms. Calloway stated that she has been trying to figure out where to put such new files, and she and Ms. Boling have discussed it. Those new files are not going to be that big, but then the staff must try to figure out how to label them either by apartment number or under the tenant's name. The Lincolnshire office has to be very careful about just having two separate people in two separate apartments that are complaining with each other and seeking information from *their* file that may contain information or complaint from the other. Right now, there are 208 files, one for each and every apartment at the Lincolnshire properties. Those are the only files that we have, and there's information in them that could prove troublesome if released. There could, though, be new office-use-only ancillary files for *every* one of the 208 tenants/apartments, even though a hundred of them may be empty.

Mr. Logsdon suggested to Ms. Calloway to not worry about it too much until it gets to the point to where you need to worry. Mr. Logsdon stated that this is done in personnel also and that always makes Mr. Logsdon nervous when people are asking for that and makes him believe they think we're accumulating something they don't already know about.

**Tenant Credit Reports.** Ms. Calloway responded that her office has to make sure, for example, that the tenants don't get copies of their credit report! There are legal things that the staff cannot do. Period. Tenants also can't have copies of police reports. Mr. Logsdon asked Mr. Kamuf why that is. Mr. Kamuf stated that he imagined that Lincolnshire can't give out the credit reports because the Lincolnshire would be considered as a "credit reporting agency."

Ms. Boling asked Mr. Morton if he had any questions or any comments. He did.

**Temporary Parking Permits.** Mr. Morton asked about the parking permit and if there was any way to come up with solutions where a tenant wants a nephew, niece, mother or sister to visit with them for more than three days, with verification, and grant a parking pass so they can park on the premises (lot) without being towed. Mr. Payne asked if this was to care for somebody or to be visiting. Mr. Morton explained to the Board that there are several tenants that have family and they want to stay with their family member for more than three days. The office put out a memo stating that if they park their vehicles, they will be towed away. Tenants have gotten upset about it. Mr. Payne asked about the family not going to be there for a long period of time.

Mr. Morton stated the family would be there for at least three days, but no more than five days. The issue is that the visitors want to park wherever they want to park, that's the issue. Mr. Morton also stated that he is trying to work in between saying that they can come and park and let the office know that they're going to be there for so many days or the visitor's vehicle will be towed. Mr. Kamuf asked if the visitor does not want to park on the street. Mr. Morton advised that it was dangerous down there. If you park on the right hand side of the street, where the yellow line is not there, you'll be liable to get hit.

Mr. Kamuf asked if a car was getting hit or if a person was. Mr. Morton stated either a person or a car, "It's like the Indianapolis 500 down there." Ms. Calloway stated that she hasn't heard of any vehicles getting side swiped. Mr. Morton said that it could happen.

Mr. Logsdon asked Mr. Kamuf if we could get the City to close that street if we agree to maintain it. Mr. Kamuf stated that he wouldn't count on that because it is not a dead end. Mr. Payne stated that speed bumps could not be put in. Mr. Kamuf explained that he couldn't see that the City would allow that to happen. Mr. Kamuf talked to the City recently about closing a couple of different streets and it did not happen. The City looks at it as not just the issue of who owns the street but who uses it. Mr. Kamuf asked Mr. Morton if he had any suggestions.

Mr. Morton answered yes and no. Mr. Morton's *yes* would be if they got rid of the yellow lines. Mr. Morton went on to say that the visitors don't want a permit. Most of them are tenants that park on the street. Mr. Kamuf asked why the tenants wouldn't want to park in the lot. Mr. Morton stated the tenants have two or more people and you can only have one parking space.

Mr. Kamuf then asked if Mr. Morton was saying that the lots were full. Mr. Morton said yes, especially on the weekends. Mr. Kamuf asked if it was because the tenants are at work. Mr. Morton stated that it is the combination of two things. You have company coming in that can't park on the lot and they're too lazy to go to the office and get a parking permit to be able to park on the lot. So you can park on the street and not have to worry about it. They know, but they just don't want one.

Ms. Lamar asked if the visitor is there for over three days and needs to get a parking permit, how is that going to increase parking spaces? Mr. Morton stated if they are tenants, they can park on the premises without the vehicles being towed.

Mr. Logsdon offered his solution of giving them a *temporary* parking permit that Mr. Morton is talking about and just put a date on there of when it expires. Ms. Boling stated that her office has temporary parking spaces, but then here is what's going to be the problem. Some of the parking lots there are already full. Mr. Logsdon then stated that we assign them to a specific lot through a specific date. Ms. Boling further explained how she doesn't know how you would do that not knowing, let's just say everyone at 1119, somebody is parking at 1119. If I give somebody a temporary tag to someone who wants to stay with someone who lives at 1119, then we would have an issue with an actual tenant.

Mr. Logsdon stated that he was saying to not do that. You know how many slots are on each lot so you don't give permits for more slots that are on a given lot. If they want to park on a lot that is different, then assign a specific lot and authorize them through a specific date. Ms. Boling advised that unless you assign parking places, you're not going to be able to do that. Mr. Logsdon suggested, why not assign spaces? You know how many spaces are on every lot and how many permits you've granted for that lot. Ms. Boling stated that her office doesn't allot parking spaces.

Mr. Kamuf asked if Mr. Logsdon if he was only speaking of those requesting a temporary permit, is that correct, as opposed to the entire complex? Mr. Logsdon said yes, Ms. Boling has told me that some of the lots are already filled. But if a lot is not already filled, and somebody wants a temporary permit, give it to them on the lot they want to be on. If there is no slot available there, then they can have a permit, but for another lot. Ms. Boling stated that her office can try it and see what happens.

Mr. Morton spoke up and said that was not going to work and Ms. Boling agreed. Mr. Logsdon advised that this is just the exception to the rule, and he only responded because Ms. Boling said there are some lots that are already full. Mr. Logsdon stated that he doesn't think you should give someone a parking pass if the lot is already full. And residents are obviously the ones who are filling that lot. You wouldn't want a temporary person to be bumping the residents out of their

spot. In most cases, where the lot is not full, why not give them a parking permit for a certain period of time. Ms. Boling stated that she doesn't have a problem giving them a temporary permit. She doesn't think there is going to get a whole lot of people coming in and asking for a temporary permit because they don't want you to know that they are staying there.

Mr. Logsdon stated to Mr. Morton that if somebody comes in and wants to park on a given lot that's already full, then tell them you'll be happy to give them a temporary permit, but say "We don't have any slots in this parking lot. Now, do you want a parking permit for the nearest lot available," and if they say yes, then we'll give them a temporary permit. If they say no, they don't want that, "Well then say I'm sorry there's no space available that we can give you."

Mr. Morton stated that it probably wouldn't work. Mr. Logsdon agreed and said that it probably won't. Mr. Logsdon stated that he was only trying to find a solution to what Mr. Morton asked for in the first place, assuming there is parking space available.

Mr. Logsdon stated that he understands that completely but that is the extreme situation when a given lot is already full and we don't have a temporary parking pass to even offer them. Mr. Morton said that he was speaking for where he lives at. It's not full half the time except for on weekends and it's more or less a "motel overnight thing" when it's full then.

*Mr. Logsdon suggested to authorize the staff to handle this as they see fit. Mr. Logsdon stated that he has given some ideas and Mr. Morton has given some objections to those ideas. If we have a place for them to park, Mr. Logsdon goes on, I don't see any reason not to give somebody a temporary parking permit.*

Ms. Calloway stated the thing that Mr. Morton and she have discussed is if they're going to be there, the people that you're talking about need to be more concerned about how come they're not abiding by the rules, because that specific person has not even come in after three days and said "Can my daughter stay here?" She needs to be a little more worried about how come she has somebody that is an unauthorized guest. Ms. Calloway stated that was what she was trying to get to. That's going to be the main reason why they're not going to do it, because they don't want us to get the heads up that someone is staying there that is not on the Lease. Ms. Calloway advised that she's not trying to be mean, but you can't complain about one thing and then not abide by the rules from the very beginning.

Mr. Manning asked everyone if they wanted to add anything or had any questions. There were none.

*Mr. Morton made a motion to adjourn the meeting and Ms. Murphy seconded the motion.  
Motion carried.*

## **ADJOURNMENT**

There being no further business,

*The meeting was adjourned at 12:45 p.m.*

Mr. Jerry Manning  
Chairperson