

Two Forty Place Association

HOA May 2024 Annual All Homeowner Meeting | MINUTES

May 21, 2024 | 6:00 pm | South Oklahoma City Chamber of Commerce

Meeting called by	Talitha Falconer - President	Talitha Falconer - President
Type of meeting	Annual All Homeowner	Jerry Wiglesworth – Vice President
Facilitator	Talitha Falconer - President	Chet Whitnah – Secretary and Treasurer
Note taker	Shella - bookkeeper	Mike Petro – Committee Chairman
Timekeeper	Chet Whitnah - Treasurer	Sarah Reihart – Assistant Secretary

Meeting called to order and board members are introduced.

- Board members: Talitha, Jerry, Mike, Chet, and Sarah
- Board member alternates: Cody, Victoria, Alex
- Nomination committee: Carol and Kat
- Bookkeeper and accountant: Shella and Lori

Introduction of community handyman Juan and all he can do for everyone.

Condo sales in the community for the past year and profit they have made.

Month	Purchase price	Profit
April 2023 (3-bed)	\$107,500	\$22,500
May 2023 (3-bed)	\$100,000	\$15,000

August 2023 (2-bed)	\$100,000	\$40,000
October 2023 (2-bed)	\$125,000	\$55,000
October 2023 (1-bed)	\$107,000	\$5,500
Feb 2024 (2-bed)	\$125,000	\$58,000

Financials as of the date of the meeting.

Savings Account \$168, 268
Interest on CD \$325.22 monthly
Current balance \$104,280.27

- *Explained budget and how 52 people fund every project in the community.
- *Displayed water bill and how it has doubled in the last 6 months
- *Insurance Rates Increase

Quarterly payments	Total Premium
2023 \$14,767.31	2023 \$59,069.24
2024 \$15,336.00	2024 \$61,344.00

Problems in community due to the influx of illegal alien residents

Visitor Parking
Multiple people living in house running up water bill
Creating triple the trash of others
So many people outside the condo/patio, others cant enjoy
People and animals living in garage
Throwing trash on the ground

Problems in the community

Power outages
Packages stolen
Dumping big trash daily
Dogs Barking

Dogs off leash
Dog Park
Dog poop on patio/garage/grass
Stray cats – coming in from outside other places, food outside, skunks/possums/rodents
Plumbing inspections
Fireplace inspections
Large trees growing in patio area
Crime
Homeless (we don't feed, clothe, and shelter)
Parking in fire lanes (blocking others ability to get in and out)
Pipes busting
Community Garage Sale
Clean-out Dumpster discount
Faucet covers
Rodent bait stations

2025 Project

The community has been saving for 5 years to do a major project in the community.

Board Member election – all current board members voted in successfully for another year

Amendments to vote on

1st DECLARATION AMENDMENT: Article X(1) of the Declaration is hereby amended by inserting the following at the end thereof:

ARTICLE X

RESTRICTIONS AS TO USE

- (a) Unless the Unit Owner has received prior written approval by the HOA Board, the Unit Owner shall also reside (i.e. have his/her permanent residence) at the Unit. Owner financing to a renter, where the Unit Owner serves as a lender or mortgage holder and a renter/finanee resides in the unit, are not allowed without prior written approval by the HOA Board.

2nd DECLARATION AMENDMENT: Article XVI of the Declaration is hereby amended by inserting the following at the end thereof:

DUTIES AND POWERS OF ASSOCIATION

ARTICLE XVI

- (j) The Association may implement a schedule of reasonable fines and penalties for particular offenses that are common or recurring in nature and for which a uniform fine schedule is appropriate (such as architectural violations). If such a fine policy and schedule is adopted by the Association, the Association shall distribute it to each Owner. The Board may levy a reasonable fine in accordance with the Association's fine policy and schedule and/or in the range specified in any Notice of Hearing. The Association may file a lien to preserve its rights

to later file a judicial foreclosure action. In imposing any fine, the Association, in its sole discretion, may choose to suspend some or all of the fine for a period of time pending compliance with a directive of the Association.

(j) The Association by and through the Board may address violations of the rules and regulations of the Association in accordance with the following procedure:

(i) Notice: Notices and requests must be in writing and may be delivered to Owners by personal delivery or Individual Notice. Notices from the Association must be sent at least 10 days prior to any hearing and shall include at a minimum, the date and time for the meeting at which the Board will consider disciplinary action, a brief description of the action or inaction constituting the alleged violation, and a statement that the Owner has a right to attend the meeting and may address the Board.

(ii)

Hearing. With a quorum of the Board present, the Board will review the facts and determine whether or not a violation has occurred and, if so, what action shall be taken. Action may include a directive to the Owner and/or resident, levy of a Reimbursement Assessment and/or imposition of a fine. The Owner or the Association may require that the hearing be conducted in Executive Session.

(i) Statement of Decision. The Association shall provide written notice of the outcome of the hearing to the Owner within fifteen (15) days following the hearing.

(i) Schedule of Fines. Proper notice must be given by the board prior to charging fines.

3rd DECLARATION AMENDMENT: Article XVIII(4) of the Declaration is hereby replaced in its entirety with the following:

ARTICLE XVIII

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AS TO THE COMMON ELEMENTS

4. Decoration and Maintenance of Unit Interiors and Exteriors and Limited Common Elements. The Unit Owners may decorate the interiors of their Units in any manner they see fit, provided that no structural changes may be made to the Unit, or to the Common Elements, or to the Limited Common Elements, without prior written approval by the Board. Interior walls of the Unit, Common Elements, or Limited Common Elements, shall not be removed or modified in any way without prior written approval by the Board. No Unit Owner shall cause any improvements or changes to be made on the exterior of any Building, including painting or other decoration, the installation of awnings, shutters, electrical wiring or other things which might protrude through or be attached to the exterior walls of the building. Each Unit Owner shall bear the cost of and be responsible for the painting, upkeep and maintenance of any and all interior walls, fireplaces, ceiling and floor surfaces, fixtures, painting, decorating and furnishings and all other accessories which such Unit Owner may desire to place or maintain in his unit. Items other than blinds or shades

shall not be placed on the inside of a window that are visible from the outside (for example paper, cardboard, or any reflective material).

Garage. Garage doors shall remain closed except for when owner is either entering, leaving, or otherwise occupying the garage. Garage doors shall remain closed at all times when the owner is not on the premises. At no time should a garage door remain open for more than twelve consecutive hours. Unit owner shall ensure that garage door openers shall remain in good working order.

Heating. Owners shall ensure the temperature in their unit is above freezing at all times so as to prevent pipe freezing and pipe breakage in their unit. Should water leaks occur in owner's unit, that owner shall be responsible for immediately shutting off the water and repairing water damage to their own unit. A unit owner that fails to comply with this section such that they allow the pipes in their unit to break and cause water damage, shall be financially responsible for any damage caused to any other unit.

Results of amendment vote: Not enough homeowners voted to count. The quorum was not met.

The board adjourned the meeting.