

240 PLACE HOA BOARD MEETING MINUTES

04/18/2019

The Board of the 240 Place HOA met at 7:00 p.m. Members of the Board in attendance were: Terry Rose, Donna Sullivan, Beatrice Culley (by Phone).

1. ORGANIZATION- A. Adoption of Minutes— The minutes off the 03-21-2019 meeting of the Board were sent and approved on 3-28-18 by email, and for posting on the Neighborhoods Plus site for 240 Place. **NO VOTE NECESSARY ON THIS AGENDA.**

2. OLD BUSINESS—(items left from previous meetings that still need to be addressed)

- Update on collections-Collection action continues to be initiated through our attorney. **ONE ACCOUNT THAT WAS BEING REFERRED OWED \$1,000. IT WAS DISCOVERED THAT THIS OWNER HAD MULTIPLE UNITS AND HAD A CREDIT OF \$1,000 ON ANOTHER ACCOUNT. A TRANSFER WAS MADE AND THE ACTION OF COLLECTION WAS DISCONTINUED.**

NEW BUSINESS

3. REPORTS-

A. Financial Reports-March 2019-**NO FINANCIALS WERE AVAILABLE THIS MONTH. NEIGHBORHOODS PLUS CLOSES EACH MONTH ON THE 15TH, AND WORK SCHEDULES DID NOT ALLOW ENOUGH TIME TO RECONCILE THE BANKING STATEMENT BY THE 18TH, THREE DAYS AFTER CLOSING. WILL BE REVIEWED BY CONFERENCE CALL WHEN WE RECEIVE THE REPORTS.**

B. Checking account/payments/income issues- **NO FINANCIALS WERE AVAILABLE THIS MONTH. NEIGHBORHOODS PLUS CLOSES EACH MONTH ON THE 15TH, AND WORK SCHEDULES DID NOT ALLOW ENOUGH TIME TO RECONCILE THE BANKING STATEMENT BY THE 18TH, THREE DAYS AFTER CLOSING. WILL BE REVIEWED BY CONFERENCE CALL WHEN WE RECEIVE THE REPORTS.**

C. Committees Landscape/Maintenance -**NOTHING AT THIS TIME**

D. Social-**NOTHING AT THIS TIME**

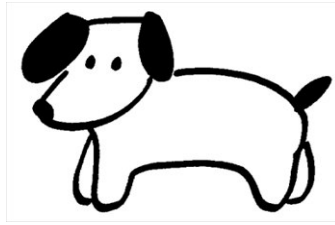
E. Clubhouse - **NOTHING AT THIS TIME**

4. ACTION ITEMS— **ANNUAL MEETING ARRANGEMENTS ARE SET FOR 5-21, AT HOME2 SUITES BY HILTON, 1001 STRAKA TERRACE, Oklahoma City, 73139, AT 6 P.M. BALLOTS WILL BE MAILED ON THE 20TH OF APRIL.**

5. WIGGLY FIELD SIGNAGE-below is the proposed language to use on the dog park SIGN

WELCOME TO
WIGGLY FIELD DOG PARK

You are entering an "off-leash area".
By entering you accept the risk of being
bitten or injured while in the park



****ENTER AT YOUR OWN RISK****

240 Place HOA assumes no liability for accident or injury
Please be courteous and share the space with others
No dogs in heat allowed
No unattended animals
No unaccompanied minors in the park

**PLEASE CLEAN UP AFTER YOUR PET OR LOSE YOUR PRIVLEDGE—SIGN WILL BE MADE NEXT WEEK
UNLESS ANY LANGUAGE IS CHANGED OR SUGGESTED BY THE BOARD MEMBERS. ALLOWING A FEW
DAYS TO STUDY THIS ISSUE AND MAKE SUGGESTIONS.**

6. Ballots are ready to be mailed. We need to resolve that homeowners that are delinquent will be suspended from rights and services as stated in the covenants. **AFTER DISCUSSION, A MOTION WAS MADE AND SECONDED TO SUSPEND THE RIGHTS OF ANY OWNER THAT IS \$600 (3 MONTH) DELINQUENT OR MORE. MOTION CARRIED.**

7. INFORMATIONAL ITEMS

Our individual top 5 items—The Board worked from a list of homeowners desired issues that they presented at the Annual Meeting of Homeowners to determine 5 items that this Board will accomplish in the next fiscal year. The items selected were: 1.) Repair or remove broken speed bumps, 2.) Schedule a clean-out of the drain piping that the HOA installed years ago which drain the patios' of each condo, 3.) Act on past due accounts {see action taken above}, 4.) Improve the appearance of the entry brick fencing, 5.) Repair broken concrete on streets and alleys, 6.) Replace dead grass where appropriate, 6.) Place signs throughout the property, that you are being watched and no illegal dumping, 7.) Prepare a schedule for fence replacement and painting of all buildings. 1. Our agreed to 5 items for 2018-2019 (see immediately above

8. EMERGENCY PROVISIONS—OWNER OF 804 FOUND A SHINGLE IN HER FRONT FLOWER BED. SHE CALLED TODAY. I CONTACTED THE FORMER MANAGER, DEBBIE CAMPBELL, WHO INFORMED ME THAT SANDERS BROTHERS CONSTRUCTION OUT OF SHAWNEE WAS THE INSTALLING CONTRACTOR ON ALL OF THE ROOFING. WE WILL CALL THEM TOMORROW, 4-19 FOR A ROOFING INSPECTION OF ALL BUILDINGS.

ADJOURNMENT—meeting was adjourned 8:00 p.m.