

Two Forty Place Association HOA April 2020 Monthly Board Member Meeting | MINUTES

April 26, 2020 | 12:00 pm | Two Forty Place Townhomes

Meeting called by	Talitha Falconer - President	Talitha Falconer - President
Type of meeting	Monthly Board Meeting	Alex Ceerle– Vice President
Facilitator	Talitha Falconer - President	Beatrice Culley – Secretary and Treasurer
Note taker	Talitha Falconer - President	Rachel Green – Assistant Secretary
Timekeeper	Alex Ceerle - VP	Matthew Green – Committee Chairman

These meeting minutes are from virtual group conversations.

April 8, 2020

Virtual vote held for landscaping bid that was submitted. This \$13,620.97 bid is for sod, flowers, and 80 bushes that would be directly in front of 27 units and the entrance island. The labor will be five days of labor, this the bulk of the bid is \$8,000 in labor. A vote was taken. Talitha, Alex and Ashlee voted yes. Matt Green and Rachel Green voted no. Rachel Green asked if the vote has to be unanimous or majority.

April 10, 2020

After the resistance from Matt Green and Rachel Green the day before, Talitha voluntarily asked the landscaping company to cut the order in half with only 15 units receiving bushes or sod. The revised proposal will be provided next week. Matt Green asked to review the Declaration because he thinks the entire community has to vote on landscaping. Matt Green stated he would like three bids and believes it is mandatory to get three bids on any work being done in the community. Matt Green requested seven days to read the Declaration because he “doesn’t know his role and capability in executing financial decisions.” Matt Green believed voting on a landscaping bid is grounds for a lawsuit and wants to read the Declaration to find out if that’s possible. Matt Green has been an owner for 8 years, been a board member for 7 months, and has not read the Declaration. He is requesting everything be put on hold until he can read the document.

The response was given that this is a one-time event and our landscaping company is giving us a discount on plants and sod because we have a year-long contract with them. Once the order is

placed, the plants will arrive in three weeks and since the community has no sprinklers, they must be planted in April or early May at the latest. Otherwise, they won't be established enough to survive the drought of summer. Since the board vote in February, Signature Landscape has come to the community multiple times to analyze the grounds and work with the property manager.

Matt requests to see the meeting minutes from the meeting he did not attend. The response given is that meeting minutes are reviewed at the beginning of the following month's meeting. Matt Green then accuses Talitha of receive a "kickback" from the landscaping company. Matt Green states that he is "fired up" and continues being rude, condescending, and belligerent to Talitha.

April 15, 2020

Ashlee resigns over the bullying and hostility.

April 16, 2020

The appointment to replace Ashlee took place with Beatrice Culley offering to sit in for the remaining four weeks of the term. Rachel Green proposed Shawn Kruzan to be the fill in for Ashlee stating "why would we want someone who was part of the board with Cole or Terry?" When it was explained that another investor on the board to give their perspective would be better since our community is 50% investors. Rachel Green did not understand what an investor is. Matt Green suggests it needs to be someone new and not any previous board members. The criminal record of Shawn Kruzan was discussed for the liability it could be on the HOA and the emphasis is on the fact it is only four weeks. A vote was taken and Talitha and Alex voted yes for Beatrice, while Matt Green and Rachel Green voted no. Talitha decided to appoint Beatrice and she joined the group since we need to keep functioning to some degree.

The new landscaping proposal \$7,551.41, was posted and was explained exactly what the bid covered. Matt Green immediately suggests contacting the HOA attorney to find out how to remove Talitha from the board. Matt Green is informed of the money he is costing the HOA for multiple calls to the HOA attorney for his fear of being sued. Matt Green accused Talitha of making singular decisions while the landscaping vote took place and it was three against two. Matt Green was outvoted. Matt Green requested to look at the results of conversations with the HOA attorney and as such Talitha posted a memo from the attorney where it clearly states the board does not have to obtain three bids for every single project. It is only mandatory for when the buildings are being rebuilt after destruction. Matt Green asks for a list of all homeowner's names and phone numbers.

Beatrice votes yes on the \$7,551.41 landscaping bid. Rachel Green repeatedly states the tree removal costs the community \$30k, \$24k, \$21k and confesses she is telling other homeowners we already spent \$13k on landscaping. All of this is false information and Rachel Green has the documents to everything she is talking about which proves her statements are false but she refuses to look at them. Rachel Green states "a friend" of hers said that Talitha was definitely getting a kickback on the first proposal. Rachel Green states she and her brother "won't be going down without a fight."

The vote was yes on the \$7,551.41 bid from Talitha, Alex, and Beatrice. Matt Green and Rachel Green voted no.

April 21, 2020

Rachel Green was told to return the HOA owned table and chairs to the cabana house. Shawn Kruzan said he was willing to move them for Rachel because he has a truck. Rachel is refusing to let Shawn take the table and chairs because she wants to take them herself at the next face-to-face meeting.

Matt Green states he wants the monthly board meeting on April 26th to be held via zoom and he wants to set it up himself. Matt Green informs the board he can only do a meeting at 8am or 5pm.

April 22, 2020

Beatrice states she can do a meeting between noon and 5pm. Beatrice suggests the monthly board meeting be held via email by emailing the March financials and March meeting minutes to each board member and allowing them to review them from noon to 6pm on April 26. Matt Green agrees to this. Alex replies saying he agrees with this method.

April 23, 2020

Talitha confirms the monthly board meeting will be done via email on Sunday and sent an email to Matt Green to confirm this. A second request to return the table and chairs was made.

Matt Green has consistently asked for the log in and password to the HOA email account. Per legal counsel, the email was created by Talitha and therefore is considered her personal email account.

April 25, 2020

A formal letter has been written to Rachel Green to return the HOA owned table and chairs. A formal letter has been written to Ashlee Byrd requesting the return of HOA owned documents in her possession.

April 26, 2020

Meeting was conducted via email because of Board member hostility and COVID-19 virus. An email was sent to all board members containing March meeting minutes and March financials.

Review and accept March meeting minutes- Accepted by Alex, Beatrice, Talitha. Rejected by Matt Green since he did not attend the March meeting and therefore did not know what occurred. Rachel Green abstained from voting.

Review and accept March financial statements- Accepted by Alex, Beatrice, Talitha. Rejected by Matt Green since he did not attend the March meeting and therefore did not know what occurred. Rachel Green abstained from voting.

Matt Green asked for an explanation of the on-site manager salary amount. A detailed explanation was provided as to the duties during construction require more time and work. The salary will be reduced accordingly when construction ends.