

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

September 27, 2020 | 1:00 pm | Two Forty Place Townhomes

Meeting called by	Talitha Falconer - President	Talitha Falconer - President
Type of meeting	Monthly Board Meeting	Alex Ceacle – Vice President
Facilitator	Talitha Falconer - President	Chet Whitnah – Secretary and Treasurer
Note taker	Talitha Falconer - President	Rachel Green – Assistant Secretary
Timekeeper	Alex Ceacle - VP	Mike Petro – Committee Chairman

Meeting was recorded via Zoom for homeowners to view anytime.

Rachel Green did not attend the meeting.

Notice of the meeting was sent to all Board members at the same time on Friday the 25th.

Meeting started at 1:00pm and waited until 1:08pm for Rachel to attend.

This is a combined August and September Board meeting. Multiple Board members were not available to have a monthly meeting in August.

Motion to accept July and August financials made by Talitha Falconer – second Alex Ceacle – all approved.

Motion to accept July and August meeting minutes made by Talitha Falconer – second Alex Ceacle – all approved.

Non-moving vehicles

There are three vehicles on community property not moving at all for years. Solution: Maximum length for a vehicle to be in the same spot is 10 days. After that, the HOA will tow. Give notice at 7 days that the vehicle will be towed. Letters will be sent to current owners that are violating this rule and they will have 10 days before being towed. -All agree

Curb painting

Paint curb “fire lane no parking” in area of mailbox hut. -All agree

Wildlife issues

Wildlife issue of armadillos tearing up landscaping. Stop the current contract with the wildlife capture company and ask landscapers to spray insecticide to kill the grub worms. -All agree

Dog issues

Complaints of dogs not on leash and dog waste not being picked up. Complaints are coming from residents (homeowners and renters) as well as real estate agents and prospective buyers. There are currently six (6) residents in the community violating this City ordinance. Solution: Write letter to entire community outlining a formal community rule. For violators, send them a warning letter with the process including second occurrence \$100 fine from HOA and, third occurrence turn them over to OKC animal welfare department where they will receive a \$188 fine per occurrence. -All agree

Exterior building violations

People putting up their own lights on the exterior of the building over their garage door. Solution: Write letter to offenders asking for them to remove the light and provide information on how they can install an HOA authorized permanent light.

Various community updates

Mailbox hut scheduled to be completed at the end of October. There are three more City inspections.

Community is enrolled in the EMSA ambulance program where any resident will not have to pay for an ambulance ride. They must be able to provide proof of residence at Two Forty Place. This free service is an additional fee on the HOA water bill.

Lane closure on service road for repairs will be open on October 15th.

Crime update- will send a detailed letter to each homeowner.

Website has all financial statements from July 2017 to current day. Website has all meeting minutes from May 2018 to current day. Current listings tab has all current units for sale. The website is updated monthly.

Motion to adjourn @ 1:21pm was made by motion made by Alex Ceerle - second Talitha Falconer – all approved.