

## 240 PLACE HOA BOARD MEETING AGENDA

8-23-18

The Board of the 240 Place HOA met at 7:00 p.m. Members of the Board in attendance were: Terry Rose, Donna Sullivan, and Beatrice Culley joined after a short delay. **A FULL QUORUM OF THE BOARD WAS PRESENT.**

- 1. ORGANIZATION- Adoption of Minutes—THE MINUTES OFF THE 7-19-2018 MEETING OF THE BOARD WERE SENT AND APPROVED ON 7-22-18 BY THE BOARD FOR POSTING ON THE NEIGHBORHOODS PLUS SITE FOR 240 PLACE. NO VOTE NECESSARY ON THIS AGENDA. HAS BEEN POSTED TO THE WEB SITE.**

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

- A painting party, complete with a food truck for the front wall on a Saturday in September or October. **THE BOARD LIKED THE IDEA, AND WILL EXPLORE OPTIONS AFTER GETTING A PROFESSIONAL QUOTE FOR SAME SERVICES. (POSTPONED, TABLED FOR FUTURE DISCUSSION)**
- Installation of outside lighting on individual units-waiting for letter from BEATRICE **(A LETTER TO RESIDENTS WAS SUBMITTED BY BEATRICE CULLEY WAS DISCUSSED AND WILL BE APPROVED BY E-MAIL)**
- Parking issues-any discussion? Further action?— **Motion passed.) PARKING AT THE MAIL BOX AND COMPLAINT FROM OWNER. (MOTION WAS MADE AND SECONDED TO PAINT THE FIRE LANES ON THE ENTRY WITH NO-PARKING RED CURBS, WITH WHITE LETTERING FIRE LANE, NO PARKING FROM THE ENTRY TO WIGGLY FIELD.**

**NEW BUSINESS**

### **2. REPORTS-**

- A. Financial Reports-REVIEWED AND APPROVED (ONE EXCEPTION WAS NOTED THAT KARA GENTRY FAILED TO MOVE \$5,000 TO OUR RESERVE FUND AS APPROVED IN JULY. NOTED AND WILL BE BROUGHT TO HER ATTENTION.)**
- B. Checking account/payments/income issues-REVIEWED AND APPROVED**
- C. Committees Landscape/Maintenance – NOTHING AT THIS TIME**
- D. Social – NOTHING AT THIS TIME**
- E. Clubhouse – NOTHING AT THIS TIME**

### **3. OPEN AND DISCUSS QUOTES FOR CONCRETE**

- A A & B Paving \$22,694 and \$12,995=\$35,689 discount to \$33,462 if both approved**
- B Gabel Construction Svc. \$17,968.50 and \$10,370.25=\$28,338.75 (contractor called at 6 p.m. and added to his quote, 2,000 feet of tar-melt crack filling at no additional cost the Association if bid is approved)**
- C Merrit Paving \$33,750 and \$18,292.50=\$52,042.50**

**A MOTION WAS MADE AND SECONDED TO ACCEPT THE LOWEST BID BY GABEL CONSTRUCTION SERVICES IN THE AMOUNT OF \$28,338.75. MOTION WAS APPROVED.**

**4. Compliance** – These items represent items that should be brought into compliance with the C&R Document (these are usually people items)

- **CONCERNS ABOUT AN ELECTRIC LINE RAN OVER A GARAGE ROOF TO A LIGHT OVER THE GARAGE (TO BE INVESTIGATED)**
- **COMMUNICATE NO FURNITURE DUMPING IN THE ADDITION. ALL TRASH MUST GO INSIDE THE DUMPSTERS**
- **PARKING ISSUES, SEE ABOVE**
- **OGE ENERGY TO BE CALLED ABOUT SECURITY LIGHTING, SOME ARE NOT WORKING**

**5. Architectural** – Any property issues that need to be addressed (these are usually structural issues)

- **ANY ELECTRICAL WORK IN THE BUILDINGS MUST BE COMPLETED BY LICENSED ELECTRICIAN**
- **CONCRETE QUOTES-COMplete**
- **DOG POOP STATION-WILL BE INSTALLED THIS WEEK**
- **SPEED BUMP VOTES-TO BE REMOVED**
- **HANDYMAN TO FIX PICKETS ON THE FENCE-SEARCHING FOR THIS PERSON**

**6. ACTION ITEMS**-as stated above.

**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). 2. C. Updates of previous items—none at this meeting.

**8. EMERGENCY PROVISIONS—TO CONSIDER INSTALLING A CAMERA SYSTEM IN THE ADDITION**

**ADJOURNMENT**—meeting was adjourned 8:15p.m.