

240 PLACE HOA BOARD MEETING MINUTES

02/21/2019

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) . **A FULL QUORUM OF THE BOARD WAS PRESENT.**

1. ORGANIZATION- A. Adoption of Minutes—The minutes off the 1-17-19 meeting of the Board were sent by e-mail for approval on 1-18-19. Are there any changes, corrections, or issues with the minutes as presented? **MINUTES WERE APPROVED AS PRESENTED.**

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

- CAMERAS on the property for safety and security-**NO AFFORDABLE QUOTE YET**
- NEW MAILBOXES—**AFTER THE RECENT BREAK IN OF THE MAILBOXES, THE POST OFFICE HAS MADE THE NECESSARY REPAIRS. NEW MAILBOX CLUSTERS ARE SO EXPENSIVE THAT THESE HAVE BEEN TABLED AGAIN AT THIS TIME.**
- Update on collections-**THREE ACCOUNTS HAVE BEEN TURNED OVER TO THE ATTY FOR COLLECTIONS. ONE HAS MADE ARRANGEMENTS AND HAS BEGUN A PAYMENT PROGRAM. WE ARE STILL WAITING FOR OTHER TWO ACCOUNTS TO BE ANSWERED TO THE LAW FIRM.**

NEW BUSINESS

2. REPORTS-

- A. Financial Reports-December of 2018 and January 2019-**FINANCIALS HAVE BEEN STUDIED, REVIEWED, AND WERE APPROVED.**
- B. Checking account/payments/income issues-**REVIEWED AND APPROVED**
- C. Committees Landscape/Maintenance – **NEW CONTRACT HAS BEEN NEGOTIATED AND SIGNED WITH ALLGREEN, LOWERING THE MONTHLY FEES DUE TO A REDUCTION IN THE NUMBER OF SHRUB TRIMMING EACH SEASON.**
- D. Social-**NOTHING AT THIS TIME**
- E. Clubhouse – **NOTHING AT THIS TIME**

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

- **PARKING ISSUES-SIGNS INDICATING TOW AWAY ZONES HAVE BEEN INSTALLED IN STRATEGIC AREAS.**

4. Architectural – Any property issues that need to be addressed (these are usually structural issues)-**A LARGE NUMBER OF HOMELESS INDIVIDUALS ARE ENTERING THE PROPERTY ON A REGULAR BASIS. WE HAVE INSTALLED NO TRESSPASSING SIGNS AND PLACED SIGNS AT THE DUMPSTERS INDICATING THAT THE CONTENTS OF THE DUMPSTERS ARE ALSO PRIVATE PROPERTY.**

5. ACTION ITEMS— **ANNUAL MEETING ARRANGEMENTS ARE UNDERWAY.**

6. 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.

7. EMERGENCY PROVISIONS—**WE HAVE BEEN NOTIFIED THAT THE LOCK HAS BEEN REMOVED FROM THE MAILBOX FOR UNIT 830. WE WILL CONTACT THE RESIDENT AND ASK IF THEY ARE AWARE WHY IT WAS REMOVED.**

ADJOURNMENT—meeting was adjourned 7:51 p.m.