

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

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February 23, 2020 | 4:00 pm | Two Forty Place Townhomes

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

**Review and accept January meeting minutes** motion made by Rachel Green - second Ashlee Byrd – all approved

**Review and accept January financial statements** motion made by Alex Cecrle – second Matthew Green – all approved

Discuss one delinquent homeowner going to small claims court for owing the HOA over \$3,000.

**Review and discuss one homeowner email.**

## **Review tree removal project**

The board discussed the result of tree removal and stump grinding. The project was performed by Earth & Arbor Tree Preservation for \$17,660. Earth & Arbor Tree Preservation removal crew accidentally removed a tree the board decided to keep. Earth and Arbor apologized and will perform free soil testing and plant a tree of our choice in the place of our choice. In the original bid, an additional amount was included for deep root fertilization, prune dead, diseased, and broken limbs from one oak, four pines, and one redbud tree for an additional \$1,240. This amount will be lower since one of those trees has now been removed. The fertilization will take place in late March and the payment for this service will take place when the service is complete.

## **Community Crime**

The board discussed recent alarming events in the community including home invasions. Reviewed bids for community security cameras. The lowest bid for \$9,142.10 from First Priority Alarm Systems will allow for the initial computer system, DVR, and 6 cameras. This system will allow the HOA to add cameras each year. Motion to accept bid from First Priority Alarm Systems made by Rachel Green – second Matthew Green – all approved.

## **Homeowner survey**

The board will send out a survey for all homeowners to complete and mail back. The survey will help the board to determine priorities for the community including long term financial goals to compete major community projects. Board will review survey next month before being sent to homeowners.

## **New bushes and landscaping**

New bushes being purchased in one or three gallon sizes to replace dead bushes that were removed in front of units. Plant all new bushes and flowers in the island of the entrance and exit. Bid to be reviewed next month. Motion to research and purchase made by Talitha – second Alex Cecrle – approved by all.

## **Financial income options**

Board wants to look at fundraising options and other ways to have income besides monthly dues. Will research and bring to next month's meeting.

## **Projects prioritized by the board on a three-year timeline:**

Planting new vegetation landscaping this year and over the next three years.

One plumbing project sewer line repair (lowest cost \$3,600) will be scheduled within the next twelve months. The second plumbing project sewer line repair (\$8,000) will be scheduled next summer 2021.

Security cameras will be added upon completion of mailbox hut.

Curb painting then community signs afterward schedule within the next twelve months.

Replacing and adding sidewalk lights summer 2021 or 2022.

Adding speed bumps in the community summer 2023.

The importance of these projects is subject to change with survey feedback from homeowners.

Motion to adjourn @ 5:30pm was made by Ashlee Byrd - second Matt Green – all approved.