

# 240 PLACE HOA BOARD MEETING MINUTES

01/17/2019

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 10-4-2018 MEETING OF THE BOARD WERE SENT BY E-MAIL FOR APPROVAL ON 10-5-18. THE MINUTES WERE APPROVED BY RETURN E-MAIL, AND POSTED TO THE SITE OF NEIGHBORHOODS PLUS UNDER 240 PLACE CONDO'S. THERE WAS NO MEETING OF THE BOARD IN NOVEMBER OR DECEMBER.**

**SPECIAL CALLED MEETING ON 10-26-18—WRITTEN APPROVAL WAS OBTAINED FROM EACH BOARD MEMBER TO SELECT AND RATIFY WINTON LAW FIRM TO REPRESENT TWO-FORTY PLACE FOR COLLECTIONS OF DELINQUENT ACCOUNTS OF OWNERS. APPROVAL WAS BY WRITTEN E-MAIL REPLIES.**

2. OLD BUSINESS—(items left from previous meetings that still need to be addressed)
  - CAMERAS on the property for safety and security—**ON HOLD AT THIS TIME**
  - NEW MAILBOXES-**EXPLORING OTHER IDEAS LIKE A WATER SHED COVER WITH LIGHTS**
  - Update on collections-**THREE DIFFERENT ACCOUNTS WERE DISCUSSED. ALL THREE HAVE REACHED THE LEVEL OF COLLECTION AND WILL BE REFERRED TO OUR ATTY.**

## NEW BUSINESS

### 2. REPORTS-

- A. Financial Reports-October and November of 2018. **FINANCIAL REPORTS FOR OCTOBER AND NOVEMBER 2018 WERE REVIEWED, SCRUTINIZED AND APPROVED**
- B. Checking account/payments/income issues-**APPROVED WITH FINANCIAL REPORTS**
- C. Committees Landscape/Maintenance – Residents contacting the contractors!!—**NEW CONTRACT FOR ALL GREEN WAS APPROVED WITH A FEW CHANGES. SHRUB TRIMMING WAS REDUCED TO EVERY OTHER MONTH FOR FOUR TRIMMINGS ANNUALLY**
- D. Social
- E. Clubhouse –

3. Compliance – These items represent items that should be brought into compliance with the C&R Document (these are usually people items)
  - **PARKING ISSUES—PARKING VIOLATIONS CONTINUE, AND SIGNS WILL BE PURCHASED AND PLACED IN AREAS WHERE FIRE LANE PARKING CONTINUES. IN ADDITION, THE BOARD WILL SEEK CONCRETE MARKINGS ON CURBS AND IN FRONT OF HOMES TO CLEAR THE FIRE LANE INGRESS AND EGRESS**
4. Architectural – Any property issues that need to be addressed (these are usually structural issues)
  - Install a drain at the Cabana house so that water will drain away from the parking area where we have placed the trash container—**THIS ITEM IS ON HOLD. PERMITION MUST BE OBTAINED**

**FROM THE PROPERTY OWNER TO THE SOUTH FOR SUCH DRAIN TO BE PLACED ON THE PROPERTY**

- Siding in the patio of 824. Requested by e-mail—**TERRY ROSE WILL RESPOND TO RESIDENT OF 824 THAT THE HOMEOWNERS VOTED THAT EACH OWNER WILL BE RESPONSIBLE FOR THE ENCLOSED AREA OF THE COURTYARDS IN 2016 ANNUAL MEETING.**
- Signs for no trespassing, no parking/fire lane along the main entry—**FOUR SIGNS WILL BE ADDED TO THE PROPERTY, ONE AT THE ENTRY STATING PRIVATE PROPERTY-NO TRESPASSING INCLUDING THE CONTENTS OF THE DUMPSTER, AND A FEW NO PARKING SIGNS WILL BE ADDED TO THE PROBLEM AREAS**
- LINK FOR SIGNS  
[https://www.google.com/search?tbm=isch&source=hp&biw=1094&bih=474&ei=HnU\\_XlvmHsbEsAXgq724Cw&q=no+trespassing+private+property&oq=no+tres&gs\\_l=img.1.3.0l10.6054.7578..14360...0.0..0.162.682.5j2.....0....1..gws-wiz-img.....0.XICB\\_Tsr3OI](https://www.google.com/search?tbm=isch&source=hp&biw=1094&bih=474&ei=HnU_XlvmHsbEsAXgq724Cw&q=no+trespassing+private+property&oq=no+tres&gs_l=img.1.3.0l10.6054.7578..14360...0.0..0.162.682.5j2.....0....1..gws-wiz-img.....0.XICB_Tsr3OI)



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5. ACTION ITEMS—**FOLLOWUP WITH UNIT 824 REQUEST FOR SIDING IN THE COURTYARD, ORDER SIGNS, GET SINAGE INSTALLED, CONTINUE WORKING WITH RESIDENTS ON PARKING ISSUES**

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—**NOTHING AT THIS TIME**

ADJOURNMENT—meeting was adjourned 7:48 p.m.