

240 PLACE HOA BOARD MEETING MINUTES  
7-19-18

The Board of the 240 Place HOA met at 7:00 p.m. Members of the Board in attendance were: Terry Rose, Donna Sullivan, Beatrice Culley. A full quorum of the board was present.

1. ORGANIZATION- A. Adoption of Minutes—The minutes off the 6-21-2018 meeting of the Board were sent and approved on 6-25-18 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)

- Job duties and description for trash collection contractor-(**THE BOARD APPROVED A CONTRACTOR SCOPE OF WORK AND DEBBIE HAS AGREED TO CONTINUE TO WALK THE GROUNDS AND PICK UP TRASH AND DEBRIS 5 DAYS PER WEEK. DEBBIE CAMPBELL WILL SIGN A NEW AGREEMENT OF UNDERSTANDING.**)
- 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. (**TABLED AND CARRIED FORWARD**)
- Clubhouse – Investigate the interior of the pool house to determine if it will suffice for a gathering place. The Board liked the idea of exploring our property to determine if a multi-use room could be gleaned from the current lock and empty space. FOLLOW-UP set up for next meeting in July. (**THE MULTI-PURPOSE ROOM WAS THERE AND WAITING TO BE CLEANED AND UTILIZED AGAIN. THE POOL-HOUSE HAS A ROOM THAT IS ABOUT 11X12 AND IS HEATED AND AIR CONDITIONED. THIS ROOM WILL BE USED FOR OUR BOARD MEETINGS.**)
- **Foreclosure**—Held over until July, and will be an executive session, so no formal information will be included in the published minutes. Human nature is that if there is a known limit that will trigger foreclosure, people will wait until that limit is reached before taking action on paying their debt to the Association. Therefore it will not be publically announced.

Parking issues-any discussion? Further action? **Many people are parking in the drive way on each side of the property entrance way completely to the back. Will seek information from the fire department to help get appropriate instruction as to how to proceed.**

Suggestion was made to check on a new central mailbox station to replace the existing station. Action was approved unanimously by the Board. (**WAITING FOR QUOTE FROM KARA.) IT WAS BROUGHT UP THAT THE POSTAL SERVICE IS RESPONSIBLE FOR UPKEEP ON THESE BOXES ONCE THEY ARE TURNED OVER TO THEM AFTER INITIAL PURCHASE. WILL CONTACT THE POSTAL SERVICE FOR CLARIFICATION AND SERVICE ON THE BOX. PRESENTLY NO OUTGOING MAIL CAN BE PLACED IN THE BOX SECURELY.**)

NEW BUSINESS

## 2. REPORTS-

- A. Financial Reports-Presented and approved unanimously by the Board. **(THE FINANCIAL REPORTS OF THE HOA WERE PRESENTED AND DISCUSSED AT LENGTH. A MOTION WAS MADE TO APPROVE THE FINANCIALS AS PRESENTED, SECONDED, AND APPROVED.)**
- B. Checking account/payments/income issues-**(COVERED AND UNANIMOUSLY APPROVED.)**
- C. Committees Landscape/Maintenance – **(WE MUST CONTACT THE MOWING CONTRACTOR TO COMPLAIN THAT HIS TEAM IS RUNNING OVER PAPER, CANS, ETC WITH THE MOWERS AND ARE TURNING IT INTO CONFETTI AND THEN LEAVING IT THERE. THIS IS TOTALLY UNACCEPTABLE.)**
- D. Social – **NOTHING AT THIS TIME**
- E. Poolhouse – **THE AIR CONDITIONING IS ONLY SOMEWHAT ADEQUATE FOR THE ROOM. NEEDS TO BE TURNED ON EARLY TO COOL THE ROOM AND PLACED ON HIGH SPEED.**

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

- Outside satellite disks-three exist that are visible, grandfather them, and tell others no more. **(THE BOARD AGREED THAT THE C&R'S ARE VERY CLEAR THAT NO OUTSIDE ANTENNA ARE NOT ALLOWED. THERE ARE THREE THAT ARE VISIBLE AND HAVE BEEN INSTALLED IN THE FRONT YARD AND SIDE YARD OF THE CONDO'S. A LETTER OF NOTIFICATION WILL BE PREPARED AND MAILED TO EACH OWNER IN VIOLATION, AND THESE THREE WILL BE GRANDFATHERED, AND STIPULATED THAT THEY BE REMOVED WITH THE TENANCY CHANGES.)**

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

- Installation of outside lighting on individual units—**(TWO CONDO OWNERS HAVE INSTALLED OUTSIDE LIGHTS BY THEIR GARAGE DOORS. C&R STATES THAT NO CHANGES MAY BE MADE TO THE EXTERIOR OF ANY CONDO WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECTURE COMMITTEE OR THE BOARD OF DIRECTORS. THESE CONDO ADDRESSES ARE 840 AND 835. THESE OWNERS WILL BE NOTIFIED BY LETTER TO SUBMIT THE INSTALLATION CERTIFICATION BY A LICENSED ELECTRICIAN THAT INSTALLED THE LIGHTS. IF THEY CAN DO SO, THESE WILL BE GRANDFATHERED AND APPROVED.)**
- Any electrical work in the buildings must be completed by licensed electrician—**MAKE THIS A NEWSLETTER ITEM.**
- Concrete quotes—**(TABLED FOR NOW, WAITING ON A THIRD BID AND AN OUTSIDE BID THAT TERRY ROSE HAS ASKED FOR FROM ANOTHER QUALIFIED CONTRACTOR. TO BE TAKEN UP IN AUGUST.)**
- Dog poop station—**(TERRY ROSE HAS BEEN AUTHORIZED TO PURCHASE A POOP STATION FOR THE DOG PARK NOT TO EXCEED \$225.00)**
- Speed bump votes—**(TABLED WAITING ON RUBBER SPEED BUMP COSTS TO REPLACE THESE CURRENT ONES. TO BE TAKEN UP IN AUGUST)**
- Handyman to fix pickets on the fence-**(TERRY ROSE HAS BEEN AUTHORIZED TO HIRE A HANDYMAN TO REPLACE PICKETS IN THE FENCING FOR A REASONALBE RATE.)**

## 5. ACTION ITEMS—

- Approval for expenses made in advance by Board Member, Terry Rose, for fire lane signs in the amount of \$174.08, AND for \$70.08 for the new lock and entry knob on the Poolhouse door. **(DONNA SULLIVAN VERIFIED THE SIGNS WERE DELIVERED TO THE POOLHOUSE**

**OFFICE, AND THAT THE NEW KNOB AND LOCK SET WAS INSTALLED IN THE DOOR. DONNA MOVED THAT THE EXPENSE BE APPROVED TO REINBURSE TERRY ROSE FOR THESE AMOUNTS, AND WAS SECONDED BY BEATRICE CULLEY. MOTION CARRIED)**

- Approval for open invoices to Neighborhood Services Corp, 3 invoices, 013655 for \$105.72 for mailing meeting notice and ballots, 014723 for \$133.85 for reminder payment statements to all who have balances carrying forward, 013385 for \$52.00 for pics and tow away tag on gold Lincoln **(CORRECTION THAT THE VEHICLE REMOVED WAS A CADILLAC— MOTION WAS MADE AND SECONDED TO APPROVE THESE EXPENSES, AND MOTION CARRIED)**
- Discussion and approval for \$5,000 to be added to the reserves fund from checking account— **(MOTION WAS MADE, SECONDED, AND UNANIMOUSLY APPROVED.)**

#### 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.

#### 6. EMERGENCY PROVISIONS—**NONE AT THIS TIME**

ADJOURNMENT—meeting was adjourned 8:23 p.m.