

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

July 26, 2020 | 2:00 pm | Two Forty Place Townhomes

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

Meeting was recorded via Zoom for homeowners to view anytime. Rachel Green refused to allow video during the meeting. Rachel Green's brother Matt Green was sitting next to Rachel Green during entire Zoom meeting. Rachel Green made public statement she will abstain on every vote.

Addressed the issue of Rachel Green being voted off the Board of Directors. Two additional votes to remove Rachel were received the day after the June special meeting was conducted and since the letters were post marked the day before the special meeting took place, they are legally accepted. Rachel was told this and asked what she would like to do. Rachel states she does not want to be removed from the Board and will be obtaining her own attorney. A vote of the majority Board members was taken and the decision to allow Rachel to continue to stay on the Board although legally a majority of the community did vote to remove Rachel Green from the Board of Directors.

Rachel Green questioned the positions of the three elected members because she does not understand how HOA elections work. The Board members choose what positions each member is assigned. The majority of the Board, Talitha and Alex, determined they would like to have the positions they held previously leaving Rachel as an assistant secretary.

Rachel Green doesn't remember and questioned how homeowners were communicated with that the Board positions were open for the previous election. Rachel Green was a Board member at the January 26, 2020 Board meeting and approved the nomination form that was mailed to all homeowners on February 1, 2020. All homeowners were able to submit their name on or before March 1, 2020 if they would like to run for a Board position at the annual meeting in May. At the February 23, 2020 monthly Board meeting, Rachel Green signed the nomination form indicating she would like to run for a Board position in the upcoming May election. Rachel claims today that none

of those events ever occurred. Rachel Green indicates that Talitha assigned who can and can't run for a Board position although Rachel Green was present and knows that her public statement at this meeting is false. Each person who ran for a Board position signed a nomination form.

Rachel Green complained at how the link for the Zoom meeting was not sent to her far enough in advance and the day of the meeting is too short of notice to be given the link to the meeting.

Rachel Green possesses the HOA owned table and chairs since March and will not return them herself and has refused to allow anyone to collect them. After discussion and Rachel using swear words, Rachel conceded to allow Alex to retrieve the HOA owned property.

Charging Matthew Green \$25 for not returning HOA owned property. When an HOA Board member leaves the Board, they are to return all HOA documents provided to them. Each Board member is provided two binders and numerous envelopes with copied material. Matthew Green has refused to do this and thus will be charged for them. If Matthew Green returns the items, the charge will be dropped.

The majority of the Board, Alex and Talitha, have voted to appoint two additional Board members. With one Board member, Rachel Green, stating that she refusing to perform her duty as a Board member by abstaining on every vote, the remaining two Board members would be making all decisions for the community. Having two people making all the decisions for the entire community is faulty and Alex and Talitha agree that five people with a majority of at least three is much better for transparency and accountability and a much better representation of the community. Mike Petro and Chet Whitnah are homeowners who live on-site and have daily awareness of happenings in the community. Rachel questioned if either of these people were related to Alex or Talitha. Alex and Talitha believe related people on the Board at the same time can create a conflict in ability to vote single mindedly. Rachel believes everyone in the community should be voting on who the additional Board members would be since we are appointing people. Rachel believes Talitha is not allowing the community to have input. Rachel doesn't remember that the entire community was able to submit their name to run for a Board position and the entire community was provided a detail survey to express their opinion of anything in the community they would like. Rachel believes Talitha has appointed people who are on "her side." Rachel has not questioned the individuals to find out they openly stated before accepting the appointment they will vote how they wish and that may include voting against Talitha and Alex at times. Talitha and Alex accepted this and continued to invite these individuals to become Board members. Talitha and Alex took this action to ensure broader representation of the community on the Board and felt like it was in the community's best interest as a whole because one current Board member has publicly announced that she will abstain on every vote for the entire term of her position. With a non-functioning Board member, the remaining members chose to have proper representation for the community by adding two additional members with now four homeowners who live on-site. Based on precedent and a current member's statements, the action of adding two additional Board members is warranted.

Talitha asked Rachel to create meeting minutes for her brother Matthew Green's special meeting that was held in June. Rachel stated she will be including in the meeting minutes that Talitha "told the financial company three or four times they better not come to our meeting. We'll make sure we include that in our minutes too. Where you threatened them if they did. Just like you told everyone in your special meeting to go back to the house so there wouldn't be enough votes. And you told the financial lady who does our finances to not come to our meeting. You told her three to five times do not come. And her and her partner made a decision to come because they thought it was right. If they were going to come to yours, they should come to ours."

****FACT CHECK**** The HOA's bookkeeping service, Hutchings Alliance, watch this recorded meeting. Shella, (owner of Hutchings Alliance) has written a letter to be sent to all homeowners disputing Rachel Green's statements. Shella refutes that Talitha said any of those things and did not threaten anyone. Shella states that Rachel's statements are false.

Rachel Green stated her brother, Matthew Green, requested to join the Zoom meeting in progress. Talitha stated any community member can view the meeting in its entirety when we send a link to them. Rachel is adamant that Matt Green be let into the meeting in progress right now. Rachel became upset and became disrespectful, rude, and condescending to Talitha. Rachel became belligerent with Alex.

Reviewed and accepted contract from Signature Landscape for another year. The only changes from the previous year contract was the reduction of General Horticulture Service 12 occurrences to 7 occurrences. This saves the community \$1250.00. Motion to accept made by Talitha Falconer – second Alex Cecrle – Talitha and Alex approve. Rachel abstains.

Talitha Falconer went over the reserve study and the financial goals of the community. The amount that should be put into savings is \$425 per month per unit. \$1.5 million needs to be in savings year-round. The recommendation from the reserve study experts is monthly dues to be \$875 per month per unit. Talitha stated each homeowner needs to look over the reserve study to see all of the problems in the community, how much it will cost to fix them, and the recommendation for us to achieve the goals.

Rachel Green asks who is responsible for the patio area of each unit. Talitha explains to Rachel the HOA is responsible for areas the general public can walk up and touch. If someone needs permission to be in an area of a unit, the HOA is not responsible for that area. Rachel expresses her distrust in that and will refer to her attorney. Rachel asks how repairs can be done to siding on individual patios. Talitha states anyone who emails requesting information about materials to repair patios will be emailed with detail of siding to purchase and what kind and where to purchase paint.

Rachel Green states she is not satisfied with the amount of communication from Talitha. Alex offers to have anyone contact him and he will field the communication to all Board members. If anyone emails the HOA email address it will be forwarded to all Board members. Rachel makes a

public statement that she does not want Talitha and Alex to have her phone number and will only communicate through email.

Talitha gives an update that there is a list of 6 people are waiting to purchase two-bedroom units in the community. There are more buyers than there are units to sell.

Rachel Green asked if any additional money will be spent on landscaping projects. Talitha responded nothing will be planted this year.

Rachel Green asked what the status of the mailbox hut is and blames Talitha for not having a permit. Alex responded Statewide Roofing did not get a building permit in a timely manner which put the project behind schedule. Also, the City of Oklahoma City spent two months waiting to approve the building permit. Upon Talitha inquiring, the City stated the virus delayed their ability to process building permits and then the City officials claimed that Statewide Roofing did not provide all documents. Talitha called a meeting June 23rd at Statewide offices with the project manager and owner where it was discovered the City was not accurate in their statement. Statewide had provided the City all required documents. The new completion date is September 1st.

Rachel states her vote doesn't matter and she would like five members to be on the Board.

However, Rachel doesn't think Alex and Talitha should be appointing additional members. Talitha states at the next election in May 2021, the community will get to choose Board members again. Rachel is completely shocked that the next election is in May 2021 and that she has a one-year term on the Board. Rachel again says "but my vote doesn't count because you guys will outvote me every time. My vote is mute at this point. I'm just listening in so I can say I attended this meeting." Rachel states she wants to be marked down as abstaining on every vote.

Motion to accept April, May, and June meeting minutes made by Talitha Falconer – second Alex Ceerle – Rachel abstains.

Motion to accept April, May, and June financials made by Talitha Falconer – second Alex Ceerle – Rachel abstains.

Motion to appoint Mike Petro and Chet Whitnah to be added as additional Board members made by Talitha Falconer – second Alex Ceerle – Rachel no.

Motion to adjourn @ 2:30pm was made by motion made by Talitha Falconer - second Alex Ceerle – Talitha and Alex approved. Rachel abstains.

After the meeting was adjourned, Talitha and Alex both received one hundred and five (105) text messages from Matthew Green stating, "Let me on the meeting" stated on all 105 text messages.