

Two Forty Place Association HOA May 2021 Monthly Board Member Meeting | MINUTES

May 31, 2021 | 5:00 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	Chet Whitnah – Secretary and Treasurer
Note taker	Talitha Falconer - President	Mike Petro – Committee Chairman
Timekeeper	Chet Whitnah - Treasurer	Sarah Reihart – Assistant Secretary

Meeting was recorded via Zoom for homeowners to view anytime.

Motion to accept April meeting minutes made by Talitha Falconer – second Chet Whitnah– all approved.

Motion to accept April financials made by Talitha Falconer – second Alex Cecrle – all approved.

Motion to accept May annual HOA minutes made by Talitha Falconer – second Chet Whitnah – all approved.

New board members will receive HOA documents that must be returned upon resignation or end of term.

Nomination Committee for May 2022 will be Carol Feaster and Kat Williams.

Motion to retain Talitha as property manager for upcoming year at \$1,000 per month. Motion made by Alex Cecrle – second Mike Petro – all approved. Talitha abstained from vote.

All declaration violations will be a flat fine of \$200 per occurrence or at the discretion (increased or decreased) of the board. All approved.

Review of approved amendments at the annual meeting on May 18th.

1. 60% is the new majority needed to change the Declaration.

2. Not more than 25% investor-owned properties in the community. The Board agreed to allow a reprieve of this until January 2022. This is an effort to allow existing condo sales and upcoming condo sales to not be interfered with from the new regulation.
3. No more rental or lease signs allowed to be put up anywhere in the community. However, security alarm system signs are now allowed.
4. Offensive activity has been clearly defined with examples.
5. Bringing outside trash inside the community and filling up the dumpsters in an effort that owners are not able to use the dumpsters is now prohibited.
6. Defining what majority owners means – numerical number.
7. Definition of owner with a unit or units.
8. One vote per owner, not one vote per unit.
9. Definition of owner regardless how many units are owned.
10. New section added and the existing sections have been pushed down so their section number changed. The new section is required annual inspections for chimneys, fireplaces, and dryer vents.
11. Board members must be owners. Board members cannot be related to any other board member.
12. Board members can meet three meetings in one year

Animal regulations will be instituted about dogs on patios, and other areas and occurrences. Offenders will have a warning and inspection from the board, after that if no corrections are made, a \$200 fine, and then the City of OKC will be involved.

Motion to adjourn @ 5:15 pm was made by Talitha Falconer - second Alex Cecrle – all approved.