

Two Forty Place Association HOA November 2019 Emergency Board Member Meeting | MINUTES

November 22, 2019 | 6:00 pm | Two Forty Place Townhomes

Meeting called by	Talitha Falconer - President	Talitha Falconer - President Alex Ceacle – Vice President
Type of meeting	Emergency: loan review	Ashlee Byrd – Secretary and treasurer
Facilitator	Talitha Falconer - President	Rachel Green – Assistant Secretary
Note taker	Talitha Falconer - President	Matthew Green - Committee Chairman
Timekeeper	Alex Ceacle - VP	

Approving loan details

*Consent of the board for applying for, then accepting loan offer was again reviewed from previous meetings. Motion to accept loan offer made by Talitha Falconer – second Alex Ceacle – all approved.

*Consent for closing date of loan to be November 25, 2019. Motion to accept loan closing date made by Alex Ceacle – second Ashlee Byrd – all approved.

*Consent for review and adoption of resolutions (Exhibit B). Motion to accept Exhibit B resolutions in full made by Ashlee Byrd – second Rachel Green – all approved.

*Consent for review (Exhibit C) of the **purpose of loan** which includes construction details, financed items and financed items assessment.

*Consent on Statewide Roofing construction contract to 1) Add more vents to roof 2) Remove old rusted or missing pipe tops and put new metal tops on HVAC pipes 3) Remove all old, rotted, and unattached wood siding material on the back of each chimney and replace with new material 4) Remove all 8 balconies and replace with an independent porch roof cover, remove sliding doors and replace with double pane window 5) Build mailbox hut with roof, electricity for lights and future security camera system.

*Consent for Signature Landscape to remove seven (7) trees for OG&E new street light install.

*Consent for Signature Landscape to remove 15 to 25 trees causing foundation, plumbing, and other structural issues.

*Consent for First Priority Alarm Systems to install the initial computer system with five cameras with acknowledgement of future cameras to be added each year.

*Consent to purchase actual physical mailboxes from Budget Mailboxes.

*Consent for OG&E one-time installation fee of new street lights.

*Consent that any unused (if any) funds after said purposes have been fulfilled, to put toward landscaping and structural issues such as: foundation repair, plumbing repair, siding repair, fence replacement, or street repair. Motion to consent for **purpose of loan** made by Rachel Green – second Talitha Falconer – all approved.

*Consent of the board (Exhibit D) for the named person for authorization of Borrower to act on behalf of the Association to be President Talitha Falconer. Motion to name Talitha Falconer authorized contact made by Matthew Green – second Alex Ceerle – all approved.

*Consent of the board that the Declaration and Bylaws is the original, unamended governing document that rules the Association. Motion to accept Community Documents as authentic and unedited made by Ashlee Byrd – second Matthew Green – all approved.

*Consent of the board there are no proceedings or plans to dissolve or liquidate the Association. Motion to consent made by Talitha Falconer – second Alex Ceerle – all approved.

*Consent for closing costs to come from loan proceeds. Motion to have closing costs of \$2,500 come from loan proceeds made by Rachel Green – second Ashlee Byrd – all approved.

Meeting end time 7:30pm