

240 PLACE HOA BOARD MEETING MINUTES

10-4-18

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 8-23-2018 meeting of the Board were sent for approval on 8-25-18. Are there any changes, corrections, or deletions? **MOTION WAS MADE AND SECONDED AND MINUTES WERE APPROVED.**
2. OLD BUSINESS—(items left from previous meetings that still need to be addressed)
 - Installation of outside lighting on individual units-will be addressed in the newsletter, **BOARD ACTION WAS APPROVED TO CONTACT INDIVIDUAL OWNERS.**
 - Parking issues-any discussion? Further action?—Now that all concrete is repaired, we will begin to push for correct parking in the complex., **PLACE IN THE NEWSLETTER, AND THEN BEGIN NOTIFYING VIOLATORS INDIVIDUALLY ON THEIR VEHICLES.**
 - \$5,000 was transferred to the maintenance reserve fund as directed in the minutes. **NO APPROVAL NECESSARY, BUT NOTIFICATION NECESSARY TO SHOW COMPLETION**
 - CAMERAS on the property for safety and security, **TERRY WILL PURSUE THIS WITH OUR NEIGHBORING SECURITY COMPANY**

NEW BUSINESS

2. REPORTS-

A. Financial Reports-**MOTION WAS MADE, SECONDED AND FINANCIALS APPROVED. ALSO PRESENTED IN THIS SEGMENT WAS THE TWO LARGE DEBTORS WHO ARE SEVERLY DELINQUENT AND MAKING NO ATTEMPT TO PAY. MOTION WAS MADE AND PASSED TO HIRE AN ATTORNEY TO HANDLE AND ADD ALL EXPENSES TO THE ACCOUNTS OF THE DEBTORS.**

B. Checking account/payments/income issues - **APPROVED**

C. Committees Landscape/Maintenance – Residents contacting the contractors!! **ALL ISSUES SHOULD BE REFERRED TO THE BOARD OF DIRECTORS FOR PROMPT ATTENTION. WE DON'T NEED 52 OWNERS CALLING EACH CONTRACTOR INDEPENDENTLY. IMAGINE THE CONFUSION THIS COULD CAUSE FOR THE CONTRACTORS?**

- Lawn service company, what do we pay, and what do we pay for? **WEEKLY MOWING, OCCASIONAL TRIMMING OF ALL HOA OWNED SHRUBS. INDIVIDUAL SHRUBS AND TREES PLANTED BY OWNERS ARE NOT THE RESPONSIBILITY OF THE HOA NOR THE CONTRACTOR. (SEE MONTHLY FINANCIALS FOR THE AMOUNT WE PAY EACH MONTH WHICH VARIES BY HOW MANY WEEKS MAY BE WITHIN THAT MONTH)**
- NEW mail boxes-**VERY EXPENSIVE TO INSTALL. WE WILL PURSUE MAINTENANCE FROM THE POSTAL SERVICE**
- D. Social – **NONE AT THIS TIME**

E. Clubhouse –Seeking a property manager? DUES in lieu of payment to a resident for a three month period test run?-**MUCH DISCUSSION-NO ACTION WAS TAKEN AS THERE IS CURRENTLY NO QUALIFIED CANDIDATE BEING CONSIDERED.**

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

- Open meetings to residents-**ALL MEETINGS ARE OPEN TO ANY RESIDENT WHO MAY LIKE TO ATTEND. THAT IS WHY WE HAVE OPENED THE CABANA ROOM FOR THESE MEETINGS. RESIDENTS IN ATTENDANCE MUST BE QUIET AND RESPECTFUL. THEY MAY NOT COMMENT DURING THE AGENDA UNLESS THEY HAVE ARRANGED IN ADVANCE TO BE PLACED ON THE WORKING AGENDA. A FEW MINUTES WILL BE HELD AFTER THE OFFICIAL MEETING FOR ANY DISCUSSION THEY MAY HAVE AT THAT TIME.**
- Ownership boundaries, and common courtesy behavior-**WILL BE ADDRESSED IN THE NEWSLETTER**

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

- Any electrical work in the buildings must be completed by licensed electrician-**NEWSLETTER**
- Dog poop station-**WAITING ON INSTALLATION BY NEIGHBORHOODS PLUS GROUP**
- Speed bump votes—**REMOVED ALL SPEED BUMPS**
- **HANDYMAN TO FIX PICKETS ON THE FENCE**
- Parking and no parking-**NEWSLETTER**
- Possibility of building a water diversion to hold back the water from the commercial business in front of the property.-**REFERENCE WAS TO THE COMMERCIAL BUILDING THAT IS NORTH OF BUILDING 8. HAS BEEN EXPLORED WITH THE CITY, AND WE CANNOT IMPEDE THE NATURAL FLOW OF WATER FROM NEIGHBORING PROPERTIES.**
- Install a drain at the Cabana house so that water will drain away from the parking area where we have placed the trash container.-**TO BE CONSIDERED IN FUTURE IMPROVEMENTS**

5. ACTION ITEMS— **NONE WERE PRESENTED EXCEPT THOSE LISTED ABOVE.**

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—**NONE PRESENTED**

ADJOURNMENT—meeting was adjourned 8:10p.m.