

Two Forty Place Association Summer Quarterly Homeowner Meeting | MINUTES

September 17, 2019 | 6:30 pm | South OKC Chamber of Commerce

Meeting called by	William Mills - President	William Mills - President
Type of meeting	All Homeowner Meeting	Talitha Falconer – Vice President
Facilitator	William Mills - President	Betty Ramos – Secretary and treasurer
Note taker	Betty Ramos – Secretary/ Treasurer	Deborah Goen – Assistant Secretary
Timekeeper	Talitha Falconer - VP	Michael Falconer – Committee Chairman

Special meeting called by the Board of Directors
40 homeowners were present or represented through proxy

A meal of pizza, salad, wings, was provided to each person in attendance. Signature Landscape provided 20 two-liter bottles of sodas.

The purpose of the meeting:

Meet seven vendors that work for the association
Vote on two amendments concerning voting criteria and HOA insurance
Homeless camp update
Roof, chimney, balcony problems
Meet Vice President of our lender

Call to order at 6:30pm – William Mills

Introduction of Vendors

South OKC Chamber of Commerce - (Jamie Crow) The Chamber is a member service organization offering opportunities to businesses in the South OKC area to advertise for sale or lease properties

State Farm Insurance - Vicky Richey (Agent) - Annual review by the HOA BOD of the insurance policy revealed the need to update the Insurance by-laws. State Farm can't cover the HOA because of how the declaration is written concerning insurance. Current policy is worded as a one owner policy where the HOA insurance covers all of the exterior (which it IS supposed to) AND all of the interior of each of the 52 units (which it IS NOT supposed to). This is rebuilding and liability coverage. State

Farm did not know this when HOA signed up with them 40 years ago. Choices are: 1. Change the language to show what HOA is responsible for (exterior only – rebuild and liability) and what the homeowner is responsible for (interior only – rebuild and liability). 2. Allow State Farm underwriters and lawyers to determine if (A) State Farm can even possibly cover that amount of people and property – and if so, how much premium will go up (which agent predicts it will double to \$80,000 per year) or (B) State Farm drops us.

BOD recommended changes to the current by-laws and presented the changes to home owners. **Homeowners had extreme difficulty understanding what the problem with the current wording is and why it needs to be changed. President Bill Mills decided no vote would be taken until a better understanding could be made. Homeowners in attendance recommend we reach out to other insurance companies for insurance coverage and premium pricing.**

Cox Communications - Marc Ediger (Representative for Multi - Dwelling Unit Account Executive) Agreement to update the wiring in each unit so that residents can have faster internet and Cox TV quality. Cox Cable will absorb the cost (Approx. \$50,000) of the project but will need access to every homeowner's attic space. The HOA has legal authority to enter all units for situations like this.

OG&E - Colin Brown (Engineer) currently working on adding 4 more street lights and replacing current lighting with LED. Install date Oct 15.

Renewal Windows by Anderson - JoJo Takyi-Micah - company is offering Two Forty Place owners the opportunity to replace your current windows with 12-month financing, no money down, no interest, and warranty transfer to new owner.

Waste Connections - Trista Redding - No appliances, chemicals, batteries, tires, drums, containers, and hazardous waste can be put in the dumpster and if these are, the HOA is fined by the company. Trash pick-up days are Monday and Thursday and there is no trash pick-up on Thanksgiving, Christmas, and New Year's Day. Free dump days in the spring and fall. All rubbish should be removed from the units by the unit owners and will not be allowed to accumulate on the common elements. Two Forty Place BOD has allowed a construction dumpster for residents to put any and all trash in from their unit and specifically to clean out garages for vehicles to be parked in garage. The construction dumpster is in the front parking lot from September 13 to September 27. This may become a yearly occurrence if positively received by the community. Community dumpsters should not be filled with construction or other large waste that doesn't allow all residents to put their trash in.

Massey Services - New termite stations have been installed and some rodent stations have been installed on the property. Massey Services is offering an in-home spray for spiders etc. for \$25.00 per month. Contact property manager to get an appointment.

Signature Landscape - Scott Stevenson & Kevin Burrows - New landscaping service. They are currently working on tree removal for the new street lighting.

Voting Results

Vote to change voting criteria to match State Statute RESULTS: NO – 11 YES – 29

Vote to change insurance language was halted by HOA President

End of Meeting

The meeting was called to an end at 9:00pm by President Bill Mills with over half of the meeting agenda left to cover. The constant interruptions from five people in the audience had made a one-hour presentation of vendors last two hours. The five audience members were homeowners that do not live in the community and were rude and disrespectful to the vendors, and diverting the presentation to their own personal situations that had nothing to do with the vendor that was presenting. The main point of the meeting, besides the voting, was to learn what serious problems the community is having and how we are going to solve them. This was never talked about and pictures (300 slide PowerPoint) of the problems were not shown because of the constant interruption of audience members. Unruliness included investor homeowners: shouting out belligerent statements, standing up and yelling about a personal issue that had nothing to do with the presentation, screaming at a renter who was present because they had their owner's proxy to attend and vote on their behalf, and verbally assaulting and physically threatening board members.