

Two Forty Place Association HOA September 2019 Monthly Board Member Meeting | MINUTES

September 23, 2019 | 4:00 pm | Two Forty Place Townhomes

Meeting called by	William Mills - President	William Mills - President
Type of meeting	Monthly Board 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

Motion to approve board of directors meeting minutes from August 21, 2019 made by Talitha Falconer, second William Mills – All approved

Collections /Financial Statements

Financial Statements were reviewed by BOD - motion to approve Financial Statements for August 2019 was made by Betty Ramos - second Michael Falconer -all approved

Review of 4 owners in collections and one on a payment plan.

HOA Loan

Met with VP of Alliance Association bank on August 26th. Reviewed application process, interest rate, monthly payment amount, and other details of an HOA loan was discussed. A motion to apply for a loan with Alliance Association Bank was made by William Mills – second Betty Ramos – All approved

New Business

Apartment rental rates

Reviewed rent prices of apartments to the east of our community and talked about communicating that information to investors in our community. It was surprising to find out some of their rental prices are higher than units in our community.

New handyman

Reviewed credentials for new handyman Tyler Pipher. Tyler is bonded per our request. Tyler will be paid on a per project basis. Motion to hire him to remove graffiti on front brick wall made by Talitha Falconer – second Deborah Goen – All approved

Trash cart

Property manager requested to purchase a wagon to place a 13-gallon trash can, broom and dust pan in. Also include a metal grabber tool, gloves, and trash bags for trash can. There is so much trash on the property it is taking up to two hours a day to pick up because of having to go back and forth to dumpster. Currently, property manager is only carrying a brown grocery bag (from Braum's) to put trash in. Also, many times encountering large trash that won't fit into a brown paper bag. The wagon allows a single trip around the community and all trash and debris can be placed in the wagon. Motion to purchase wagon and trash items for the wagon made by William Mills – second by Better Ramos – All approved

Cox Communications

Reviewed and signed agreement for Cox Communications to perform a Multi-Dwelling Unit remodel of new wiring. The only request from Cox is that the HOA actively promote Cox as the provider for the community. Motion to accept made by Michael Falconer – second Deborah Goen – All approved

Review of September 17th quarterly homeowner meeting

A complete review of the meeting and the chaos that ensued meant looking at options for more control over future homeowner meetings. Future meetings will have firm rules of no talking from homeowners until the end of the meeting when a question and answer session will be allowed. Off duty Oklahoma City police officers will be hired in addition to the Chamber security officer. Anyone not following rules of the meeting will be escorted off the property. Motion to accept this decision made by William Mills – second Talitha Falconer – All approved.

Motion to adjourn @ 6:00 pm was made by Betty Ramos, second Deborah Goen – All approved