

# Two Forty Place Association – HOA April Board Member Meeting | MINUTES

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April 7th, 2026 | 6:00 pm | Two Forty Place Townhomes

Meeting called by	Talitha Falconer - President	Talitha Falconer - President
Type of meeting	Monthly Board Meeting	Chet Whitnah – Secretary and Treasurer
Note taker	Sophie Wong – Property Manager	Alex Ceacle – Committee Chairman
Timekeeper	Chet Whitnah - Secretary	Sophie Wong – Property Manager

## Objectives

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- Solution to Dog Park Conflicts
  - Safety Concerns
  - Amazon Hub Locker Project
  - Cox Wi-Fi Connection for Community
  - Dog Park Cameras and Signage
  - Cigarette Litter Prevention Program
  - Implement Stamps.com Services
  - Upcoming Bylaw Amendments
  - Nomination Results and Election Preparation
  - Review of February Financials
  - Water Bill (Decreased by \$1,100)
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## Actions

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- Talitha calls attention to conflicts surrounding the dog park. Specifically, residents who occupy the space beyond a reasonable amount of time and beyond its' designated use/function as a dog park. Talitha explains that each resident should have exclusive access to the dog park for 30 minutes; 3 times a day. She presents the idea of dog park peak hours. This would allow an exclusive experience for each dog owner; without the presence of other dogs and their owners.
- The board members discuss solutions to the dog park conflict. Alex points out that there are not enough 30-minute time slots within a 24-hour period for each dog owner to reserve at a reasonable time of day. The board agrees to limit peak hours to 15 minutes increments. Both Chet and Alex disagree with the idea of limiting the dog park to individual and exclusive access. The board considered options like peak hour reservations, adding another dog park, and dividing the park for small and large dogs. The board has agreed to install cameras and signage to help resolve this

issue. Property Manager will obtain quotes for cameras and signage. The board will discuss specific rules and the verbiage used on signage later. The board also agrees to install security cameras to ensure that dog owners are picking up after their own animals.

- Talitha brings safety concerns regarding unsupervised children playing outside. The primary issue is that children have been observed outside without adult supervision. Key concerns include screaming, biking on grass, hitting utility boxes, and hanging on light poles. Alex shares his perspective about children playing outside and embraces the community aspect of the situation. The board will monitor the safety concerns and brainstorm solutions.
  - Board members discuss the Amazon Locker quote. Talitha and Alex voted yes on the project. Chet voted no; Before acting on the project, the board decided to create a community discussion at the annual meeting in May.
  - Alex had questions and concerns regarding the Wi-Fi quote. He would like to know the type of internet connection required for the project and what speeds are necessary to operate the lockers. The property manager agreed to follow up on these questions and get additional quotes for community Wi-Fi.
  - Sophie presents quotes for cigarette receptacles ranging in cost from free to \$300. The board agrees to participate in the OKC Beautiful Cigarette Litter Prevention Program at zero cost to the HOA. They consider buying a receptacle for the dog park if their partnership with OKC Beautiful ends. The property manager will reach out to OKC Beautiful to start the next steps of the partnership.
  - Sophie presents Stamps.com service and explains the rationale behind the need for this service. Considering the upcoming annual election mail-out, the board discusses the amount of funds spent on postage thus far (close to \$300 for January through March). They determine that the benefits outweigh the additional expense for Stamps.com software. The property manager is granted permission to utilize and purchase postage through this service.
  - The board reviews the drafted bylaw amendments and approves for the draft to be sent to the attorney for finalization.
  - The board discusses the upcoming election and reviews all nomination submissions.
  - The board reviews the February financials and celebrates the lowering of the water bill; following the mandatory plumbing inspections.
  - Previous water bill ~\$5,900; Most current water bill ~\$4,800
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#### Next Action Items

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- Annual meeting and election preparations
  - Property manager follow-ups on projects
  - Brainstorm dog park rules
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