

January 2017 Minutes
TANGLEWOOD TOWNHOUSE
ASSOCIATION
Board of Directors Meeting

Date: Tuesday January 10, 2017

Meeting Place: Home of Sally Mahedy 13 Britten Court

Purpose: Monthly association meeting

Present: President, Sally Mahedy; Treasurer Jeremy Davis; Maintenance, Lorin Dunlop; Landscaping, Bill and Carole Hitchcock; Secretary, Marcia Lynch & Al Belais co-director

Assistant to Landscaping: Al Belais

TTA members Jacqueline Andrews & Gail Longtin

The meeting was called to order at 7:00 PM by Sally Mahedy, president.

December minutes approved with minor amendment for posting on the TTA website.

President's Report: Nothing new to report.

Old Business: As planned at the December 2016 meeting, Sally attempted to contact other neighborhood HOA presidents within the greater Mt Park community regarding the November email discussing Mt Park Architectural Guidelines. She received just one response from another HOA president stating their association had voiced no particular concerns but they would be meeting this week and he would bring it up. He was however curious about our board's response.

No new action will be taken by our board at this time.

New Business: TTA members Jacqueline Andrews and Gail Longtin came to discuss two items of concern. These are crowded streets from parked cars, and garbage & recycling bins being left in driveways and yards without concealment.

The board agrees the over crowded streets from parked cars pose a safety hazard, particularly for the access of emergency vehicles.

It was also noted that according to the Mt Park CCR's, garbage and recycling bins must be screened from view by vegetation, a fence or wall.

The board requested members of the TTA be notified of these concerns in a winter newsletter and informed this would be further discussed at the annual association meeting in May.

Treasurer's Report:

For the first time, notice for semi annual TTA HOA dues went out by email. Jeremy reported a more robust timely payment from the members and has not received any negative feedback regarding electronic notification. 8 bills went out to members in USPS mail. Dues are to be paid by January 15.

Reserve Balances: a total of \$5,469 was taken for tree care this fiscal year in order to conserve money in the main budget designated for Tree & Bank Care. This will provide enough money in the main budget for bank care which is done twice a year.

\$3,084 has been added to the reserve fund for the fiscal year, and an additional \$3,000 will be added once the semi annual dues are accounted for.

Reserve balances for the fiscal year at the time of the January meeting:

\$39,769 balance at the start of the fiscal year; \$5,469 paid for tree care; \$3,084 added (prior to accounting for January's HOA dues).

Other Account Balances (as of the end of December) equal \$43,123, broken down as follows: Checking \$3,775; Savings \$4,349; Money Market, \$35,000

The board would like to see a bank statement now at mid-fiscal year and again at year's end in July.

Sally will check with Jeremy and with Pam Berg, past President, on the status of co-signatures at OnPoint Credit Union. The TTA needs to follow the usual protocol for non-profit organizations.

Maintenance Report:

No new activity

Landscape Report:

No activity to report

The meeting adjourned at 8:00 PM

February meeting: to be held Tuesday, February 7, 7PM at the home of Carole and Bill Hitchcock, 7 Bloch Terrace.

respectively submitted by Marcia Lynch

