

February 2017 Minutes
TANGLEWOOD TOWNHOUSE
ASSOCIATION
Board of Directors Meeting

Date: Tuesday February 7, 2017

Meeting Place: Home of Carole and Bill Hitchcock, 7 Bloch Terrace

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

The meeting was called to order at 7:15 PM by Sally Mahedy, president.

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

President's Report

Status of street plowing/sanding/clearing: Association members Ellen Pullen and Priscilla Maughan have volunteered to work with the city regarding these services when required by winter weather.

Lorin Dunlop and Sally will investigate the possibility of hiring private parties for the same services. They will also question other associations with private streets within Mt Park how they handle street plowing, sanding and clean up.

Jeremy and Sally, as Treasurer & President, obtained signatories from our bank, OnPoint FCU.

The state of Oregon requires the name of the president (or owner) and the secretary (or manager) of any limited liability corporation (LLC). Sally has filed this information with the Secretary of State of Oregon.

Sally will write up procedures for obtaining/changing signatories with our bank and filing LLC information with the state to allow smooth transition for future board member changes.

Sally also plans to add position responsibilities to board member position descriptions.

Treasurer's Report:

As of the February board meeting, \$12,000 was still owing for semi annual association dues. Jeremy planned to contact by phone, any members still in arrears by February 15th.

Jeremy will investigate our tax filing obligation.

Our current budget shows a double payment to Grovers (landscaping) since no payment was made the previous month.
Our current bank balances in checking, savings & money market equal \$59,013.
The reserve account equals \$37,898.

Maintenance Report:

The board members anticipate making a neighborhood “walk through” to evaluate upkeep of homes in compliance with our townhouse and Mt Park Association CCRs although Mt Park is quite active in evaluating upkeep and notifying homeowners of needed action.

Landscape Report:

Bill Hitchcock was happy to report we did not lose any trees in recent winter storms, only some break-off of a few tree branches. Bill attributes this to the tree maintenance done by Tree Care Unlimited, a company out of Lake Oswego.

New Business:

Our annual TTA meeting will be Thursday, May 11. Sally has reserved a room at the clubhouse.

Al Belais reported on the Lake Oswego Earthquake Preparedness meeting held at Lake Oswego High School on January 26. The meeting recommended various actions that individuals and neighborhoods can take to prepare for a quake. Al will be prepared to distribute preparedness materials at the annual general meeting. He will also look into costs entailed in retrofitting homes to withstand an earthquake and report back to the board at the next meeting.

The meeting adjourned at 8:00 PM

March meeting: to be held Thursday, March 2, 7PM at the home of Sally Mahedy, 13 Britten Court.

respectively submitted by Marcia Lynch

