

April 2017 Minutes
TANGLEWOOD TOWNHOUSE
ASSOCIATION
Board of Directors Meeting

Date: Tuesday April 11, 2017

Meeting Place: Lupine Room, Mt Park Recreation Center

Purpose: Monthly association meeting

Present: President, Sally Mahedy; Landscaping, Bill and Carole Hitchcock; Secretary, Marcia Lynch; Maintenance, Lorin Dunlop

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

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

New Business: The meeting opened with a presentation by David Bates & Ralph Householder of Priority Insurance, insurance brokerage company. They researched various insurance companies with the plan to find a more cost effective policy with the same or better coverage than State Farm, our current policy carrier. They identified Main Street America Group, a subsidiary of Austin Mutual Insurance Group, as a company who could provide comparable insurance coverage to our current TTA policy at a savings of \$5,676.00/year.

Since our current policy expires June 19, 2017, we could switch companies this spring without penalty. If we switch companies after renewing our current policy, we could face a cancellation fee of \$6-7,000.00.

The board requested a side-by-side spreadsheet comparing the 2 company policies which Mr Bates will provide.

The board also determined that to change insurance companies, we need to do our own independent study of Austin Mutual & Main Street insurance company ratings/evaluations.

The board will welcome input from association members and will seek out opinions/advice from association members, particularly those with insurance background; however, the final decision regarding whether we keep or change insurance carriers falls to the board.

President's Report: No new items on the agenda.

Treasurer's Report:

A current budget was not submitted.

Jeremy sent the proposed 2017-2018 budget to board members after the meeting and final approval is pending as of the writing of these minutes.

Once that budget is approved, it will be sent to TTA members for approval at our annual association meeting on May 11, 2017.

As of this writing, we do not have quotes for snow and street care for inclusion on next years budget. Investigation into independent companies persists as well as attempts to obtain a commitment from the City of Lake Oswego to provide the service

since our TTA members pay city taxes at the same rates as other Lake Oswego homeowners even though our streets are private.

Sally requested a line item in next year's budget under maintenance for snow plowing and subsequent street cleaning. If we are not able to determine those costs prior to the annual meeting and TTA approval of next years budget, we will plan to use money from our reserve account to cover the cost of needed street care services.

Maintenance Report:

Lorin will investigate the timeline for and request the city to turn water on for the common area landscape watering.

Landscape Report:

Bill recommended additional money be budgeted for tree care and landscape beautification.

A walk-around landscape evaluation for maintenance and beautification was proposed by Bill as well as a recommendation to re-establish a landscape interest group comprising Al Belais, the new landscape board director, himself and perhaps other interested association members.

Old Business

The **TTA Annual Meeting** will be May 11, 7PM in the Hawthorn Room, Mt Park Recreation Center.

Agenda as of this writing:

- * Sally would like a major topic to be the need for compliance by association members with the Mt Park CC&Rs.
- * Eliminating a paint palate separate from the Mt Park CC&Rs
- * A progress report regarding snow plowing and street cleaning and its budgeting
- * Earthquake preparedness
- * Final voting on 2 new board candidates, Craig Whitten & Jim Maughn
- * New website status

Room setup:

The board members traditionally set up the room but Sally will enquire if a crew from the Rec center can set up chairs.

Board members should arrive at 6PM to set up tables and arrange refreshments.

The board members will also supply the refreshments.

New Business: The Hitchcock's will host the TTA Spring Social at their home on Sunday, April 30th, 3-5PM.

The meeting was adjourned at 8:30 PM

May meeting of the board will be replaced by the Annual TTA meeting as outlined above.

respectively submitted by Marcia Lynch

