

**June 2017 Minutes**  
**TANGLEWOOD TOWNHOUSE**  
**ASSOCIATION**  
**Board of Directors Meeting**

**Date:** Saturday June 3, 2017

**Meeting Place:** Home of Carole & Bill Hitchcock

**Purpose:** Monthly association meeting

**Present:** Standing officers: President, Sally Mahedy; Landscaping, Bill and Carole Hitchcock; Secretary, Marcia Lynch & co-director Al Belais; Maintenance, Lorin Dunlop. New board members: Allen Robinson (interim Treasurer); Craig Whitten & Jim Maughn.

The meeting was called to order at 10:00 AM by Sally Mahedy, president.

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

Sally Mahedy opened the meeting by welcoming new board members Craig Whitten, Jim Maughn and Allen Robinson.

The board also recognized and expressed gratitude to the retiring board members for their years of service and recent work - Sally Mahedy, President and Bill & Carole Hitchcock, Landscaping.

**New Board Positions** were approved and accepted by all members.

The officers are: President, Craig Whitten; Vice President, Al Belais; Secretary Marcia Lynch with co-director Al Belais, and Allen Robinson, interim Treasurer.

Appointed board directors are Landscaping Jim Maughn & Maintenance Lorin Dunlop.

Allen Robinson has graciously stepped into the Treasurers position for the following year, replacing Jeremy Davis who was unable to complete his term. Because Allen was appointed by the board and not elected by the TTA, he is not a voting board member. For now, the voting board members are Craig Whitten, Al Belais, Marcia Lynch, Lorin Dunlop and Jim Maughan.

**Past Presidents Report:**

Sally will complete the escrow/realtors information requested for #19 Bloch Terrace and #15 Britten Court. Sally also notes at the time of this meeting, #35 Bloch Terrace has been vacated by the previous renters and new renters pending. Note: since the June meeting, the residence has been rented and taken residence by Shoujing Zhou, who likes to go by Annie, and her 2 sons, Li, 10 & Ethan Joen, 6 years old.

Sally has learned the landscaped bank owned by TTA members at Britten Court #5 has been maintained by the owners at #3 Britten which is not part of the TTA. Craig Whitten resides at #5 Britten now and confirmed he has plans for landscaping redesign in the near future including plans for the bank which he will happily now take over the maintenance.

Sally reminded the board that registration with the State of Oregon listing new officers of the TTA will need to be filed in the near future.

**Treasurer's Report:**

Allen did not have adequate time to prepare a full report for this meeting but will provide a full report at the July meeting including a current budget, 2017 - 18 budget, calendar year bank statement and ten year projection.

Allen was able to report that monies collected for 2017 equal what was originally projected and our current reserves equal \$39,500.

He also noted the State of Oregon requires we have a reserve and spending plan for a 5 or 10 year projection.

**Landscape Report:**

Bill Hitchcock requested separate budget line items for bank and tree care with additional funds for tree care. This past year tree care was partially paid from reserves.

Bill Hitchcock and Jim Maughn have recently done a walk through to assess landscaping. A comprehensive walk through with Tree Care Unlimited is planned and will also include TTA member Alan Ryman.

**Maintenance Report:**

Lorin has contacted the City of Lake Oswego to turn on water meters for spring/summer to the common TTA areas.

Lorin has not received any return calls for snow plowing or gravel removal in the event of severe winter weather.

**New Business:**

All members agreed a new website is needed. Craig Whitten has some possible contacts through work for new website development. We will otherwise research other web developers.

Monthly Board Meetings: New board members agreed meetings will be held on the first Monday of the month at 7PM, rotating between the members homes.

Carole Hitchcock & Priscilla Maughn will co-chair our 2017 Summer Potluck. It will be held August 24, 6PM on the Bloch Terrace cul-de-sac where it has been held in years past. Carole and Priscilla will email TTA members information about the event and elicit help from volunteers. The pot luck will also be announced in the Summer newsletter to be sent out in early July.

**Old Business:**

The Annual TTA meeting in May was well attended by new and existing residents. The minutes for this meeting will be approved at the 2018 TTA meeting.

Our new board member, Jim Maughn has years of experience in the insurance business and will review the recent proposal of insurance brokers who prepared information for our April meeting. Jim will review their report as well as our existing State Farm policy for comparison. Our current State Farm policy expires June 19 but can be renewed and later canceled without penalty if the board determines other, more cost effective and comparable policies are available to us. Allen Robinson will notify our current State Farm representative of our consideration of new policy offers on the table.

Since our June meeting, our State Farm representative has requested attendance at our July meeting and the date has been altered to July 10 instead of the first Monday, the 3rd, to accommodate his attendance in order to hear his proposal and perhaps a more cost effective policy.

The meeting was adjured at 11:45

The July meeting will be held on the 10th at the home of Craig & Carol Whitten, #5 Britten Court at 7PM.

(respectively submitted by Marcia Lynch)

