

**February 2018 Minutes  
TANGLEWOOD TOWNHOUSE  
ASSOCIATION  
Board of Directors Meeting**

**Date: Monday, February 5, 2018**

**Meeting Place:** Home of Craig & Carol Whitten

**Purpose:** Monthly Association Board meeting

**Present:** President, Craig Whitten; Vice President, Al Belais; Secretary, Marcia Lynch; Landscaping, Jim Maughn; Maintenance, Lorin Dunlop. TTA resident & hostess, Carol Whitten.

The meeting was called to order at 7:00 PM by Craig Whitten, president.

**January minutes** approved for posting on the TTA website.

**President's Report:**

Craig, Jim Maughn & Bill Hitchcock plan to schedule a meeting with Steve Milton, Mt Park CC&R Director. They would like to learn what recourse TTA has for persistent non-compliance to CC&R rules after requests/warnings have been issued to association members.

Currently, Craig has not heard back from homeowners of # 8 Britten Ct & #6 Bloch Terrace after sending letters regarding non compliance with CC&Rs. Respectively, the letters address visible garbage cans and needed driveway maintenance.

At #5 Bloch Terrace, the homeowner has failed to perform reasonable upkeep on his property in spite of a fine issued for the same by Mt Park.

We continue to note parking violations on Britten Court & Bloch Terrace with vehicles jutting into the roadways and cars parked against traffic. Craig will contact Lake Oswego Police Dept regarding these violations.

**Treasurer's Report:**

Our bank balances at the end of January, 2018 are as follows:

Checking, \$35,635;

Savings, \$5,197;

Money Market, \$37,052.

Estimated reserves balance = \$46,129.

December expenses totaled \$1,590 and include:

Grovers landscaping, \$1,508;

PGE, \$82;

The Board reviewed and approved all above items of the budget.

There are currently some outstanding HOA dues for January, 2018.

**Maintenance Report** Lorin continues her attempts to rectify the repair of the street light on Bloch Terrace at the cul-de-sac intersection.

Our streets are now at the 5 year mark since repaving which is the recommended time frame for fresh street slurry/seal. Lorin plans to contact the company for a bid on the work (to update their bid she last received in August) and to contact other companies for additional bids.

**Landscape Report:** Jim Maughn reports many residents ask him and he would like to inform them about what services Grovers, our contracted landscape company can do on our individual properties, what they have been contracted to do, and what work they are willing to do.

This would be a helpful topic for a future Tanglewood Tales.

Jim will be scheduling a walk-about with Tree Care to assess the health and needed work on our trees this Spring. At that time, among the many trees to evaluate, the row of trees bearing #10 Motzartem Court will be considered for either pruning or removal.

### **Old Business**

**Website** Craig reports his resource for website development has left his employment. In the meantime, Sally Mahedy, past president and former secretary to the TTA board has volunteered to research website developers. With her experience on the board, she is quite familiar with the association's needs in a website. The board enthusiastically accepted her offer

**Survey results** As planned at our last meeting, the board sent out surveys to all residents asking for their opinions regarding serving on the board and on staffing the board with volunteers from our association versus hiring a property management company to perform functions currently assigned to the board. The board also requested further comments or suggestions that would be helpful in running the board.

A more thorough discussion of the survey results will be included in the soon to be generated Tangelwood Tales.

The deadline for returning the survey was February 5th to coincide with our board meeting.

As of this writing, slightly more than half of the TTA households have responded. The vast majority of these support volunteers from the association/neighborhood to staff the board and to not pay outside management for traditional board functions.

One suggestion from an association member was to invite residents to a gathering where they could learn more about what board membership and the specific board positions entail. The board decided to invite all association members to our next meeting, March 12 for an informative session. Craig will call the Mt Park rec center to secure a room.

**Association Homeowners Insurance revisited** The board revisited a discussion regarding coverage and cost effectiveness of our current carrier, State Farm. The board elected not to change carriers at this time.

Jim Maughn undertook a thorough market analysis last fall. It is evident that a slight savings could be achieved by switching to a different insurance carrier. However, State Farm has a stable record and comes highly recommended by the State of Oregon Insurance Department.

State Farm has grandfathered in our earthquake coverage while most other carriers in Oregon are no longer writing insurance coverage for structures built prior to 1980 when building codes for earthquake resistance were revised. Insurance providers willing to issue policies covering earthquakes are generally providing the coverage through subcarriers which are not licensed in Oregon. Policies with those providers carry an increased risk of default in the event of a major disaster of any kind.

The board determined that it would be prudent to continue State Farm coverage at this time and to reconsider the issue once State Farm issues rates for the coming year.

The board strongly encourages association members to consult with their own homeowner's insurance agent to assure they are not paying double coverage for what insurance they have through the TTA policy, which is paid for through HOA dues, and their individual costs for their personal homeowners policy.

In the soon to be completed Tangelwood Tales, more specific information regarding insurance costs and coverage will be provided to TTA homeowners

**New Business:**

Craig Whitten has reserved a room at the Mt Park Recreation Center for the TTA Annual meeting for May 23.

Craig will also reserve a room for the March 12th board meeting.

**The meeting was adjourned at 8:30 PM**

**March meeting:** Monday, March 12, 2018 at the Mt Park Rec Center, room TBD

Respectively submitted by Marcia Lynch (2/6/18)

