

# **Tanglewood Townhouse Association Minutes of the Annual Meeting Mountain Park Clubhouse, May 11, 2017**

The annual meeting of the Tanglewood Townhouse Association was held at the Mountain Park Clubhouse at 7PM on May 11, 2017.

President Sally Mahedy called the meeting to order and welcomed members to the annual meeting.

The board and members in attendance each introduced themselves.

The minutes of the previous annual meeting, having been distributed with the ballots for the current meeting, were approved without being read aloud.

Additional nominations for the board were sought from those in attendance. There being no additional nominees, the 26 ballots were tallied, resulting in an approval of the two nominated board members, 25 votes to none. The 2017-2018 annual operating budget was approved, 24 votes to 1.

**President's Report:** Sally thanked the board for their service.

Over the course of the year, the board has attempted to streamline functioning including the use of email for communications.

CC and R issues related to exterior work were generally related to miscommunication and failure to obtain required approvals in a timely manner. Both Tanglewood and Mountain Park require HOA approval for any exterior modification.

This winter's storms revealed problems with snow plowing and gravel removal. The city has been approached for assistance and contingency funds set aside in the coming year's budget for snow plowing and gravel removal.

Jeremy Davis and the board will also be working on a new and improved web site. Input from members is requested.

**Treasurers Report:** Jeremy presented the treasurer's report regarding 2016-2017 spending and the proposed budget for 2017-2018. The largest expenses in the budget are landscaping and insurance.

Funds are set aside each month to the reserve fund for unanticipated expenses. Current reserves are in excess of \$60,000.

**Maintenance:** Lorin Dunlop noted that the past year has been light in terms of maintenance issues. No large ticket items.

Gutter cleaning went well, in spite of weather delays, and cost about \$400 less than budgeted. The provider has offered, for an additional fee, to blow accumulated leaves and remove moss from the roofs of those who wish to have that service. Both of these services will significantly lengthen the expected life of the roof.

An inquiry was made as to the possibility of including cleaning of downspouts. Lorin will look into this.

Lorin again reminded members of the need to seek approval both from the Tanglewood HOA and the Mountain Park HOA for any exterior work. Approval from the Tanglewood Board can be sought by contacting the board directly. Mountain Park has a specific request form which can be found on their web site or obtained at their offices.

**Landscaping:** Bill Hitchcock noted that, during this stormy winter, we lost no trees. This is now the fourth year of conducting walk throughs of the common property with the arborist. We will do another walk through again this year.

The majority of work done this year consisted of limbing rather than removing of trees.

Members were advised of work done on trees immediately adjacent to their homes. A watch list of trees has been created to be reviewed at the time of each walk through. Priority is given to addressing potential hazards rather than cosmetic work. Eventually, we will need to remove some large trees.

It has been recommended that the tree care budget be increased next year. Improvements to common areas will be looked into during the coming year.

Grovers is conducting bank care twice a year to remove blackberry vines and control ivy. A request was made for notification prior to spraying to control growth on the embankment. Bill will look into this.

**Earthquake Preparedness:** Al Belais reminded members of the need to prepare for the anticipated 300 year earthquake. A preparedness handout was made available. Having adequate stockpiles of water, nonperishable food and flashlights is essential. As our homes were built prior to code requirements to secure homes to their foundations. Our homes are vulnerable to sliding off their foundations and our insurance has high deductibles for earthquake damage. Members may wish to look into earthquake retrofitting of their home. As our homes have shared foundations, participation by all members on a foundation would be required for a retrofit.

**Honoring departing board Members:** Lorin extended thanks, on behalf of all members, to Sally Mahedy, Bill Hitchcock, Carole Hitchcock, and Jeremy Davis for their hard work over the past year.

Raffle tickets were chosen and gifts distributed.

The meeting was adjourned by Sally at 8:07 PM.