

July 2017 Minutes
TANGLEWOOD TOWNHOUSE
ASSOCIATION
Board of Directors Meeting

Date: Tuesday July 10, 2017

Meeting Place: Home of Carol & Craig Whitten

Purpose: Monthly association meeting

Present: President, Craig Whitten; Vice President Al Belais; Secretary, Marcia Lynch, Treasurer Allen Robinson; Landscaping, Jim Maughn; Maintenance, Lorin Dunlop

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

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

The meeting opened with a presentation by Jay Puppo, the State Farm representative/ agent for our TTA Residential Community Association. He discussed the terms of our policy and coverage for risks such as water damage, fire, earthquake, etc and limits of coverage, liabilities and deductibles. Mr Puppo is aware we are currently conducting market research of other insurance companies for cost effective coverage. Mr Puppo included information in his presentation why State Farm would still be a good buy with good coverage for our association even though our costs have risen approximately \$1000.00/year for at least the last 5 years.

The board agreed to continue a market evaluation of other companies.

President's Report:

Craig contacted both the Secretary for the State of OR and The Mt Park HOA with an update of our recent board changes.

Craig next plans to contact our bank, ONPoint FCU regarding signatories on our account.

Craig paid a visit to welcome our new neighbors at #35 Bloch Terrace and provide a welcome packet & CC&R discussion points.

Treasurer's Report:

Allen Robinson presented our current budget and included the June 2017 bank statement from OPoint FCU.

Our bank balances at the end of June 2017 are as follows:

Checking, \$4,750;

Savings, \$5,195;

Money Market, \$37,030.

Our total, including reserves = \$46,975.

Allen also presented the 5 year budget projection.

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

Maintenance Report: Lorin will shop for comparison costs of slurry for our roads. The recommendation for applying fresh slurry is every 5 years. Our road's last maintenance was the re-paving in 2012.

Landscape Report:

Jim Maughn conducted 2 walk arounds, along with Bill Hitchcock to evaluate landscaping needs.

The first, with Dave Grover did not reveal new issues or expenses. Mr Grover reported our sprinkler system to be in good repair on his inspection.

The second walk around was with "Tree Care." We have just one tree on the bank above Tanglewood Dr needing removal which is projected to be at minimal cost.

Old Business

New website: Craig inquired with IT education at PSU regarding the cost and ability to develop a site for the TTA but the Department is, for the most part, on summer hiatus. Inquiries will therefore be made when they are back up and running in the fall.

New Business: Connie Scheel of #3 Bloch Terrace has requested a "Little Library" for the neighborhood which includes a small roofed structure for donation/borrowing of books. Craig has submitted approval/ advice from Marcelino, CC&R Director of the Mt Park HOA. We have not yet received any feedback from Marcelino.

The meeting was adjourned at 8:50 PM

August meeting: no formal meeting is planned at this time but board members agreed to touch bases at the August potluck (on 8/24) if needed.

September will be our next formal meeting. We will meet 9/18, 7PM, at the home of Lorin Dunlop, 15 Bloch Terrace.

respectively submitted by Marcia Lynch (7/17/17)

