

Date: Monday, January 8, 2018

Meeting Place: Home of Al Belais & Marcia Lynch

Purpose: Monthly Association Board meeting

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

The meeting was called to order at 7:00 PM by Al Belais, vice president.

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

President's Report:

Craig has sent letters to homeowners of # 8 [Britten Ct](#) & #6 [Bloch Terrace](#) regarding non compliance with CC&Rs. Respectively, the letters address visible garbage cans and needed driveway maintenance.

Treasurer's Report:

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

Checking, \$16,084;

Savings, \$5,196;

Money Market, \$37,049.

Estimated reserves balance = \$46,129.

December expenses totaled \$3,580 and include:

Grovers landscaping, \$1,788;

Gutter Cleaning, \$1,600;

PGE, \$85;

Office, misc, \$107

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

Allen has sent invoices to homeowners for January, 2018 dues.

Maintenance Report

Lorin has had on-going communications with both the City of Lake Oswego regarding the non-functioning street light which is out on Bloch Terrace. Communications have been delayed by the winter holidays but Lorin continues her attempts to rectify the repair of the street light.

Landscape Report:

Nothing new to report

Old Business

The board continued ongoing discussion regarding recruiting new board members. We have learned one local property management company would charge \$6,000/yr for handling financials only and a base of \$9000/yr for managing everything with an hourly charge added on for each issue that might arise requiring any additional time by the management company. The board was in agreement the hourly wage would escalate our costs significantly for the many issues that naturally arise in any neighborhood and now handled on a voluntary basis by the board. The cost per unit would therefor be a minimum of an extra \$240/yr.

An edition of the Tangelwood Tales will be sent within the week of this meeting to inform homeowners & tenants of these possible changes and increased costs. A follow up survey will then be sent within 2 weeks to said recipients to provide a forum for response with opinions and suggestions regarding hiring out the board and/or volunteering to participate on the board.

New Business:

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

The meeting was adjourned at 8:15 PM

February meeting: Monday, February 5, 2018 at the home of Craig Whitten, [5 Britten Court](#).

Respectively submitted by Marcia Lynch (1/16/18)