

April 2018 Minutes
TANGLEWOOD TOWNHOUSE
ASSOCIATION
Board of Directors Meeting

Date: Monday, April 2, 2018

Meeting Place: Dogwood Room, Mt Park Recreation Center

Purpose: Monthly Association Board meeting

Present: President, Craig Whitten; Vice President, Al Belais; Secretary, Marcia Lynch; Landscaping, Jim Maughn; Maintenance, Lorin Dunlop; Interim Treasurer, Lise Machado.

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

March minutes approved for posting on the TTA website.

President's Report:

Steve Milton, Mt Park CC&R Director reported to Craig that the homeowner of #5 Bloch Terrace has not paid fines enforced upon him for ongoing violation of the Mt Park CC&Rs violation. The history of violations and fines is outlined in the March 2018 minutes and some previous months as well.

Craig has tried several times to contact the owner of #5 Bloch but he has not answered his phone or door. The board also learned the owner's check for HOA dues was returned due to non-sufficient funds. Craig will try to contact the owner regarding this.

Treasurer's Report:

Our bank balances on April 2, 2018 are as follows:

Checking, \$42,952;

Savings, \$5,192;

Money Market, \$37,058.

Estimated reserves balance, \$46,129.

Totals of all accounts, \$84,842

March expenses totaled \$1,902 and include:

Grovers landscaping, \$1,508;

PGE, \$78;

Christenson Electric, \$316

March income includes:

Dues, \$2,660

Dues, bank transfer, \$140

Dues NSF, (\$840)

Fee, NSF, (\$15)

Assessments, \$0

Interest, \$0

Income total, \$1,945

Above items of the budget were reviewed & approved by the board.

At the time of the meeting, all HOA dues for January, 2018 had been received with the exception of one check with NSF.

The board reviewed the 2018 - 2019 Budget which will be submitted to the HOA owners along with other mailings mid-April for approval at the May annual meeting.

Landscape Report: Jim Maughn has drafted a document on Grover's Landscaping responsibilities and schedule for the coming summer in our neighborhood. A number of people have asked Jim for something like as has Mr Grover. An area that continues to confuse residents is the whole notion of who has maintenance responsibility for their yards and what is considered common area. Jim has sent a draft to Grover but not heard back from him as of this meeting. The document will be included in a future newsletter mailing this spring/summer.

Jim has contacted Tree Care to schedule a walk-about for late May or early June to assess the health and needed work on our trees during Spring/Summer. Among the many trees to consider, the row of trees behind #10 Motzartem Court, on TTA common property, will also be evaluated. Jim will also get an estimate for stump removal and replacement of 2 trees previously removed behind 18 Britten Court.

The owner of 4 Bloch Terrace reported her renters of that property requested blackberry bushes climbing up onto their deck be removed. When Jim assessed the area he noted the bushes are on the owner's area of responsibility, not on common property. They are therefore the responsibility of the homeowner and Jim also reported back the entire area needed some upkeep, including the deck. The homeowner agreed to arrange the needed work.

Maintenance Report

Lorin will be emailing the City of Lake Oswego to turn on our water meters. Grover's Landscaping will be responsible for turning on the water on or near May 15.

Lorin has learned some of the street lights in Mt Park will be updated/replaced and old lights retained for use of their parts by Mt Park. Since we own our street lights, none will be replaced but she will request our HOA have access to old parts should any of our lights need repair in the future.

Lorin has arranged for the company who originally paved our streets to re-slurry in June. The estimated cost is \$10,290. Lorin will consult with them about car & pedestrian traffic and parking on Britten & Bloch while the work is being done. We will then inform residents.

Old Business

Website - Sally Mahedy and her son Elliott have developed a new website for TTA. The board approves of the layout and ease of use but has several questions regarding security to address to the developers before we make it accessible to all. The board would like to assure there are secure administrative privileges for editing material posted to the site and it was also noted there does not appear to be a secure area for confidential information. Craig will contact the developers.

New Business

Ballots for new board members, the proposed 2018 - 2019 budget and a newsletter reminding one and all of the TTA to vote and come to our annual meeting will be mailed to all residents &/ or owners in mid-April. Self addressed & stamped envelopes will be included to ease & (hopefully) increase our rate of return of ballots.

The meeting was adjourned at 8:15 PM by Craig Whitten, President

May meeting: TTA Annual meeting May 23, 7PM, Mt Park Recreation Center, Hawthorne Room

Three volunteers are running for election to the board: Lise Machado, Pam Berg & John Mahedy.

Respectively submitted, Marcia Lynch (4/7/18)

