

TANGLEWOOD TOWNHOUSE ASSOCIATION

TRANSITION MEETING MINUTES JUNE 14, 2018, HOME OF MARCIA LYNCH AND AL BELAIS

PRESENT: Craig Whitten, Al Belais, Marcia Lynch, Jim Maughn, Lorin Dunlop, Lise Machado, John Mahedy and Pam Berg

The meeting followed a meet and greet for those leaving and those joining the board.

The April 2018 Board minutes were approved as presented and can be posted on the TTA website.

President's Report:

Craig welcomed the three new board members to serve the period 2018-2019. Lise, our new treasurer, John who will be responsible for maintenance and Pam who will act as secretary. He thanked the three who are going off the board Marcia, Lorin and Al for their service.

The annual meeting went well and 29 ballots were turned in. There was better attendance than usual.

Treasurer's Report:

Lise received one ballot after the election from 29 Bloch Terrace. The occupants live on the East coast and the mailed ballot arrived late. Lise stated that she fielded some questions following the annual meeting regarding the operating budget that was distributed. One was a question on Tree Care and the other was regarding the difference between the year end operating budget number of 13,540 and the add on from operations for the next year which was reflected as \$8000, a different number. Expenditures in May for Grovers were double normal as a payment had been missed in February. The only other expenditure last month was \$69 for PGE. Lise will be paying State Farm Insurance this month. The increase is \$350.00 over last year. She received a cashier's check from the one homeowner who had been delinquent since January for the full amount (\$840). She will be sending out HOA assessment statements for the second half of the year in the next week.

Balances end of May: Checking: \$6569: Savings: \$5197: Money Market: \$ 67,212

Landscape Report:

Jim, John, Al, Allen Ryman, David Grover and Mike from Tree Care went on a walk through of Tanglewood last week. Potentially there are 4 to 5 trees that need to be removed plus some pruning to be done. Grover wants to fix the sprinkler system behind Britten Court which leaks. There is an additional problem with the large lawn next to 19 Bloch Terrace which also leaks. Cost for fixing these two areas will be forthcoming from Grovers. The new owners at #25 have a tree stump which needs to be removed as it is attracting bugs and termites and is an eyesore. Grover cannot grind the stump and Marcia suggested maybe we could share the cost with the occupants. There is a tree leaning against the garage between 15 and 17 Britten . The new owners at 13 Bloch will be having sewer work done and it is suggested following that that the lawn be removed and mulch with some flowering plants replace

what is currently there now. Number 19 Britten replaced her deck and access was accomplished using the back entrance through the arbor vitae via Bloch Terrace.

Maintenance:

Lorin said the asphalt project has been delayed due to the sewer problem at 13 Bloch which needs to precede it. However the new date suggested falls on a Tuesday which will not work with Republic or Grovers. It was decided that since following repaving cars cannot drive on it for at least a day although it can be walked on, that Lorin will get information to John and he can find out what dates the slurry company is available in August with two consecutive days but not Monday and Tuesdays. Residents will have to be informed as all cars will have to be moved. Probably hand delivering notices is going to be the most effective way of communicating.

Regarding street lamp replacements Lorin gave John information about where to obtain extra parts from the City of LO storage area. Carol Fuller has offered to store parts in her garage. Our system can be retrofitted with LED lamps for \$2210.

Old Business

The TTA website is up and running and our legal documents are posted. The roster will not be included. Pam will need to learn how to upload minutes on it. For a few of \$48 a year we will not incur any ads on the site. It was agreed that this was a good idea.

New Business:

The date of the potluck has been set for Thursday August 23rd. There will be a planning meeting on July 31st.

The next board meeting will be Monday July 9 at Mt Park Recreation Center. Craig will call for a room

The meeting was adjourned at 9:15 p.m.

Respectfully submitted

Pam Berg, Secretary.

