

TANGLEWOOD TOWNHOUSE ASSOCIATION

BOARD MEETING MINUTES JULY 11, 2018, HOME OF PAM BERG

PRESENT: Craig Whitten, Jim Maughn, Lise Machado, John Mahedy and Pam Berg

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

President's Report:

Craig reported that welcome packets were hand delivered by Carol to the new residents at 8 Britten Court and 25 Bloch Terrace. Pam gave the packet to Lynn Bliss the new owner of 6 Britten.

Treasurer's Report:

Expenses last month besides the usual ones of landscape, water and electric, were \$19,850 to State Farm Insurance and \$50 for the mailing of the TTA half yearly statements. An additional \$465 bill has been received from Grovers for activity regarding the sprinkler system in four different areas, discussed by the board and approved since the last meeting.

The reserves ending balance for the fiscal year 2017 estimated to be \$46,000 ended at \$58,000, due to less expenditure than anticipated.

So far the treasurer has received 25 dues payments. Balances end of June: Checking: \$5562: Savings: \$5198: Money Market: \$ 47,369

Landscape Report:

As mentioned above the switch for the sprinkler system for the common area off Britten Court has been rewired by Grovers and there have been no further complaints about malfunction. The timer on the lawn between 19 and 21 Bloch has been replaced and the switch has been repositioned. In the process the cable got cut which affected two units. The cable has now been fixed but not all the repair work necessitated by the accidental severing has been completed yet. Two items were edited out of the Tree Care Proposal for pruning. 25 Bloch Terrace found another company to grind down her tree stump for less than our estimate (we will pay half) and it was decided due to a non-responsive owner, not to prune or remove any trees at 6 Bloch. Jim received a call from Steve Milton, the HOA representative at Mt. Park, regarding the correspondence that he and Craig sent to the owner of 6 Bloch (ongoing since February with no response). Steve has suggested that we get the City of Lake Oswego involved due to non-compliance and has ordered the city to contact the owner regarding violations not yet addressed.

John mentioned his problem with the maple tree in his back yard. It will be removed but Jim will check with the gas company since it is very close to a gas line.

Jim has been in e mail correspondence with the owner of 4 Bloch regarding dead Christmas trees, junk and blackberry bushes in the back yard visible from the trail. Jim told her that the back deck and fence were both riddled with termites and needed attention. She employs a property manager and currently

the deck is being rebuilt and the fence is being redone. John said he had checked out the deck construction at 4 Bloch and feels that the work is being done in compliance although he does not think that the owner got any permission from Mt. Park.

Maintenance:

John has cancelled the slurry work. The company has not responded to several phone calls following the cancellation of the July 23/23 dates due to a conflict with trash collection. The sewer problem at 13 Bloch Terrace is not completed yet and is taking longer than expected. With all the current changes and movement in our area, it was agreed to postpone the slurry work until next year and to try and get a commitment from Scott Leggitt early for 2019 and contact some other companies for estimates, since communication seems difficult with him. There was a discussion on the very real possibility of roots being found in pipes because of the age of our complex and whether some preliminary photography of pipes might be in order. There have been at least two occurrences in the past few years and it might be wise to have an inspection before doing any road work.

John has talked to the City of Lake Oswego regarding light replacements and was told there is a lot of hardware coming in at the moment. There followed a discussion about storage as the lamp replacements we are talking about are large, even though we have one offer to store in a garage. Also whether it would be better to consider switching over to LED. Lorin obtained estimates from Christensen who replaced one of our lamps earlier this year. John said he would go down and take a look at the city storage to determine the actual size of the lamps for possible storage. The long term cost analysis of switching to LED should be considered.

There have been some questions about paint colors from new residents and a previous board had looked into dropping our color palate for those that Mt. Park approves. After a discussion, it was decided that our general palate should be adhered to as a guide because of the nature and proximity of our townhomes.

Old Business

The TTA website is up and running and our legal documents are posted. The minutes from last year's board minutes will be posted soon. Pam said that Sally had suggested that the Board members name and contact numbers be on the website, plus TTA's mailing address. It was not decided how to inform residents of our meetings as we don't yet have a regular schedule.

New Business:

The potluck is set for Thursday August 23rd. Carole will be delivering invitations shortly and there is a planning meeting on July 31st at 4:00 p.m.

The next board meeting will be Monday September 10th. Craig will try and get a room at Mt. Park. The potluck will take the place of an August meeting. The meeting was adjourned at 8:20 p.m.

Respectfully submitted, Pam Berg, Secretary.

