

TANGLEWOOD TOWNHOUSE ASSOCIATION

BOARD MEETING MINUTES SEPTEMBER 10, 2018, HOME OF CRAIG WHITTEN

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

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

Treasurer's Report

All homeowners fees have been received except for one and Lise is in contact with the family who have been sent an invoice. There were additional costs from Grovers (1620) to do with the cable excavation and replacement of landscaping on Bloch Terrace. There was a bill from Tree Care for 510.00 for removal of a tree branch which fell on TTA's property at 35 Bloch Terrace. The charge was split with John Murphy owner of the home behind 35 Bloch. Water bill was considerably increased last month due to the heat (413 versus 200 in July). Balances:

Money market: 47,377: Checking 26,608: Savings: 5198:

Landscape:

There were 5 tree removals and 4 prunings in the past month plus the broken limb removal from 35 Bloch Terrace. Jim was reminded by John Murphy, our neighbor in Sibelius Court, that it had been agreed when the fence was replaced between our two properties several years ago, that we would be responsible for keeping the ivy off the fence on our side. Grovers needs to be reminded. Jim noted that both Grovers and Tree Care prices seem to be increasing. He suggested that the next time there is a walk about our property with Tree Care that we have a comparative bid from another company in addition. Approximately 11-12 trees have been removed in the past few years. None so far have been replaced. There are three areas where new ones need to be planted. Pam asked if a crape Myrtle could be planted in her front yard with the possibility of growing 10-12 feet. Grovers suggested planting in the fall. Sprinklers should be turned off around September 15th but Jim will check with Grovers first. Then John needs to call City Hall. There are still trash bags behind 6 Bloch Terrace and the estimate to repair driveway is over 400. There has been no help from Lake Oswego code enforcement. There has been no response from repeated letters sent to the owner.

Maintenance:

The slurry was completed on time with no real problems at a cost of 10,600. We plan to keep our agreement with the company that will do snow and ice removal if needed this winter. We did not have to use them last year. John met with Rachel at the LO storage unit to look at their stock of lights. We have two lamps fixtures that are not exactly the same as the others but it is not noticeable to most. the cost of converting to LED would be enormous and the return on investment would not be felt for many years. It was decided to leave things as they are and just replace bulbs on an on needed basis.

Old Business:

The potluck was a great success with about 40 people. Sally plans to put some photos on the website. Craig thanked Jim for standing in for him while he was on vacation.

New Business:

Several residents have suggested that since we have problems getting people to serve on the Board that we look into creating some Standing Committees such as "Landscape" "C C &R's" "Website." "Finance" and "Social". We could address this in our next newsletter which will be out close to the holidays. This way residents would be getting their feet wet so to speak and might be more interested in getting on the board after that.

The meeting was adjourned at 7:55 p.m.

Pamela Berg

Secretary.

Next Board meeting October 1st at the home of John Mahedy.