

## TANGLEWOOD TOWNHOUSE ASSOCIATION BOARD MEETING MINUTES JANUARY 7, 2019

### HOME OF PAM BERG

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

The meeting was called to order by Craig Whitten at 7:05 p.m.

The minutes of the December 10 board meeting were approved with one correction.

#### **PRESIDENT'S REPORT:**

The residents in 15 Bloch had a problem with leaking from their roof during the wind and rain storms in December and called the Association insurance. It turned out that State Farm is not responsible since it was discovered the leak was occurring through their flashing so the claim was made to their personal home insurance. The car has gone from 5 Bloch and it is surmised that the owner may have gone into a care facility as he has not been seen for over a month.

#### **TREASURER'S REPORT:**

HOA bills will be going out this weekend. Lise has been adding changes in the TTA roster. Bills last month besides the usual were an extra \$150 to Grovers and \$1999 to PDX Windows for gutter cleaning. The PGE bill was \$88. The reimbursement to the owner of 33 Bloch Terrace was paid (for a portion of the work done on/around the property with Grovers). Two other bills are pending with Grovers but Jim would like to talk to David Grover before they are paid. One is for the three trees that were planted in December and the other for "heavy pruning". (Jim managed to talk to David the day following the meeting. There seems to be a problem with e mails going through. Lise was told to pay the bill for the tree planting and to ignore the other for heavy pruning).

#### **LANDSCAPE:**

Jim never heard back from David Grover how much we have contributed in the past to his workers as Christmas cash bonuses, but \$50.00 a piece was given to the three employees last month. The work on the irrigation system will probably start in February.

#### **MAINTENANCE:**

John reported that following work on the pipes outside 9 Britten there is an area around three sides filled with dirt which is about 9 inches wide. It is just earth and needs to have some more substantial material to hold it in place. He called the realtor to let her know that it needed to be fixed. The children of the owner at 12 Britten are dealing with the placement of their mother in a permanent facility and are not immediately concerned about putting her home on the market. There is a rumor that Grant Gilmore may be moving back into 6 Bloch Terrace. A resident who ran into him recently mentioned to him that his backyard needed work and that it was important to get it done since soon the owner of 18 Britten would be putting her house on the market.

**NEW BUSINESS:**

The date of the annual meeting was discussed and Craig will call the Community center and request either Thursday May 16 or May 23<sup>rd</sup>. The ballots need to go out a month in advance and we should have names for those running for the two vacant board positions by April 1<sup>st</sup>. To this end and to get more homeowners interested in participating in our association there will be a gathering in February (probably Sunday 17<sup>th</sup>) which will be a potluck at the Hitchcocks. Craig will contact Carole to confirm the date and the details and Pam will get a newsletter out before then detailing

**OLD BUSINESS:**

None

The meeting was adjourned at 7:45 p.m.

The next board meeting is February 4<sup>h</sup> at the home of John Mahedy

Respectfully submitted

Pamela Berg