

TANGLEWOOD TOWNHOUSE ASSOCIATION BOARD MEETING MINUTES FEBRUARY 4, 2019

HOME OF JOHN MAHEDY

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 January Board Meeting Minutes were approved as presented.

PRESIDENT'S REPORT:

Craig commented that considering the sudden change in the weather it was good we had the street snow removal plan in place although he really hoped we would not need it again this year. He also noted that regarding 5 Bloch Terrace that the owner appeared to be back and his car was now being parked in the garage. The annual meeting has been scheduled for May 16 at 7.00 p.m. in the Hawthorne Room at the Mt. Park recreation center. Apparently the staff are no longer providing set up.

TREASURER'S REPORT

All but four homeowners bi-annual assessments have been received. Lise will send out reminders this week or call the owners who have not yet paid. Extra expenses paid in January were \$795 to Grovers (\$645 for three new trees planted in December and \$150 for Christmas bonuses for his three employees), \$1999 to PDX windows for the gutter cleaning and \$48 for the WordPress License for the TTA website.

There was a short discussion about removing some of the dollars out of our money market fund to try and get more interest elsewhere but it was decided that it would not make a sizeable difference since the amount deposited would only be about \$25,000. As our expenses increase and our reserves diminish the need for a further dues hike in HOA fees will need to be revisited. Pam gave Lise a survey of 8 similar Mt. Park townhouse complexes from 2013 to review, all of which one (with only 12 units) were paying far greater monthly dues and had a considerable number of assessments than TTA

LANDSCAPE:

There was a complaint from 15 Bloch about some severe cutting of ferns in the front yard. Grovers was informed and David has been given the phone number of the owner to apologize. Gater bags will be ordered to placed later on after the rainy season for the three trees which were planted. Grovers will also be automating the sprinkler system later in the season. The owner of 6 Bloch still has trash in the back and it is unclear whether he has moved back in or is still renting to his employees.

MAINTENANCE

There is trash and upturned wheelbarrows behind 5 Bloch. Many fences are in bad shape. John thought a French drain between 9 and 11 Britten might help when it rains hard and he offered to start the process. However Jim and Pam thought drainage had improved since number 7 Britten put in his own

French drain in his back yard and number 9 recently repaved her patio and the masons put a drainage system around the new pavers. It was decided to see what occurred with the next heavy downpour.

OLD BUSINESS:

Pam sent a draft prior to the meeting for a newsletter that would go out this week which includes information on the Feb 17 potluck. She also sent the draft to Carole and Priscilla for review. It was agreed that board members would be available to answer questions and that we need to be open about the fact that we are losing two board members this year and if our homeowners don't want to pay for a management company there is a need to get involved. This will be soft pedaled by Craig at the gathering and will allow for questions in an informal atmosphere.

Lise suggested we also add to the newsletter a reminder that any outdoor work on units must be approved by both the TTA board and Mt Park.

NEW BUSINESS:

Lise suggested two things.

1. That we start a CC&R review and look at the current (original ones) and start marking what we think needs to be changed in preparation for eventually consulting an attorney for redoing them. Any expertise in the field would be greatly appreciated and might save us a lot of money in the future so this should be brought up at the get together later this month. The first meeting is scheduled for March 19 at Craig's 5 Britten Ct.
2. That we develop a Finance Committee to oversee the reserves with a 5 year plan. The head of the committee ie the Treasurer (and Lise is willing to continue) could become a permanent adjunct to the board and a new position of Vice President could be added as the fifth board member. (not sure this wording is correct).

The meeting was adjourned at 8:05 p.m.

The next Board meeting is Monday March 4, 7 p.m. at the home of Lise Machado.

Respectfully submitted

Pamela Berg