

TANGLEWOOD TOWNHOUSE ASSOCIATION BOARD MEETING MINUTES MARCH 4<sup>TH</sup> 2019

HOME OF LISE MACHADO

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 February Board Meeting Minutes were approved as presented.

PRESIDENTS REPORT;

Craig has delivered a welcome package to the new owners of 9 Bloch Terrace but does not yet have their contact information.

TREASURER'S REPORT;

There were no out of the ordinary expenses in February. Lise has a small bill from Carole for the social. Two households remain to pay dues, numbers 5 and 6 Bloch Terrace. It is unclear why number 6 has not paid since several board members were called by the owner's wife and it seems that they are about to move into the unit again, it having been rented for the past several years. Lise will attempt to contact both again. For the April meeting lise will have the proposed budget for next year completed so that it can be sent out mid month in the annual meeting package. She will call State Farm to see if there is any likely increase in the insurance premium for 2019-2020. Still scheduled to be done this year is the redo of the sprinkler system which is about 5000 but we did not spend as much as anticipated on the road slurry and we also did not have to do a clean up of the Tanglewood bank this year.

LANDSCAPE;

Jim reports that Grover said the sprinkler system redo would probably be started about mid march. It might be a good idea to do a walk regarding the state of the fences in order to estimate what funds might need to be set aside for that in the next budget. Gator bags will be needed for the three new trees in the summer.

MAINTENANCE

The renters in 21 Britten had a problem with some leaking in their roof and called John who told them to contact the owner of the property as it is her responsibility.

OLD BUSINESS

The same people showed up at the social on February 17. Apparently late in the afternoon the renters from 21 Britten showed up with their baby but there were no "new owners to talk to about possibilities of being on the board. Someone mentioned that it was a long holiday weekend and maybe some people were out of town.

## NEW BUSINESS

Pam attended the February 25 meeting at Mt park about changes in the way our dues will be assessed in the future. Since a 2/3<sup>rd</sup> vote will be need to activate the change the board is going to be making a strong plea to homeowners at the March 21<sup>st</sup> annual meeting. The amount households will pay is unlikely to be much different from the current amounts. There was a history given of past averages and the only reason for a change is that the CPI that they were basing the amount on since 2007 is no longer available (the Salem/PDX CPI). The board after extensive discussion decided to base future assessment on the national average CPI. They intend to preserve a 5% increase maximum as is in effect now.

A meeting is planned on Tuesday March 19<sup>th</sup> to discuss the CC&R's and By laws and how they could be revised. John will call Carrie Pearson who is an attorney and see if she can attend and Craig will ask Bill Hitchcock is he is interested in attending as this subject was discussed when he was on the board. The meeting is at 7.00 p.m. at 5 Britten Ct. Board members were requested to look at the current information prior to attending the meeting.

The meeting was adjourned at 7.50 p.m.

The next meeting is April 1<sup>st</sup> at the home of Jim Maughn

Respectfully submitted

Pamela Berg