

TANGLEWOOD TOWNHOUSE ASSOCIATION BOARD MEETING MINUTES JUNE 11, 2019, TRANSITIONAL MEETING, HOME OF PAM BERG

PRESENT: Craig Whitten, John Mahedy, Lise Machado, Jim Maughn, Al Belais, Judy Contolini, Pam Berg

The meeting was called to order at 7.10 p.m. by President Craig Whitten. He welcomed Al Belais and Judy Contolini as new board members.

John commented that our By-laws call for 4 officers and 5 persons total on the board. One of the four should be designated as the Vice President even though this has not always been done officially. After a brief discussion it was agreed that Al would add the VP designation to his landscape duties. Judy starting in July will serve as the secretary. Pam Berg will be President.

The April Board meeting minutes were approved as presented. Pam requested that board members review the annual meeting minutes for errors since they won't be presented for approval for another year.

ANNUAL MEETING recap :

29 ballots were received. Only one owner of the 6 rental units bothered to vote. In addition the owners of numbers 5 and 9 Bloch Terrace and 14 and 12 Britten did not return ballots. There followed a discussion about renters but there is no way to enforce a buyer to remain in his purchase even if one has a clause in the by laws.

Lise reported that 6 persons attending the annual meeting volunteered to help on the financial committee. She said they were concerned at the dramatic drop in the reserves as laid out in the budget.

PRESIDENT'S REPORT:

Craig heard from a realtor that number 5 Bloch Terrace is going on the market. He was enquiring about past due HOA dues. The current owner has not paid for the past 6 months. The agent is hoping for a fast sale. Nothing has been done to the property for years so it is a "fixer upper."

TREASURER'S REPORT:

The only expenditures the past month were Grovers 1508, PGE 66 and postage and printing for the annual meeting 51. There is one incomplete payment from the January HOA bill besides 5 Bloch Terrace. Balances as of the end of May were as follows: Checking \$5495, Savings \$5200, Money Market \$67,428. Lise indicated that she would like to hold the finance committee meetings with her group at the Mt. Park Clubhouse.

LANDSCAPE:

One tree remains on the watchlist, the maple near 25 Bloch. The irrigation system is now fully automated and is scheduled to water three times weekly for 10 minutes at a time. A walk around should be conducted at the committee convenience. Jim suggested June or July. First with Steve from Tree

Care to get their assessment and an estimate as to the cost of doing the suggested items, then to invite David Grover in to see what he is comfortable doing. Homeowners interested in this besides Al (and Jim who will continue on the committee), are Bill Hitchcock and Carole Fuller. The Tanglewood bank should be included on the walk. Ivy has to be kept under control. Grover will take care of tree limbs if the tree is under 12 feet.

**MAINTENANCE:**

A previous board had discussed updating paint colors. The numbers need to be fine tuned and John stated he would visit Millers to obtain some new paint chips.

**OLD BUSINESS:** none

**NEW BUSINESS:**

There is no financial information on the TTA website. Lise wants to address storage. Several options were suggested.

Lise suggested that we include a list of recommended vendors in our next newsletter.

The date of the next board meeting will be Wednesday July 10<sup>th</sup>. Future board meetings the same day and week of the month will be decided by Board members before that date.

The meeting was adjourned at 8.25 p.m.

Respectfully submitted

Pamela Berg

Secretary