

**Tanglewood Townhouse Association
Board Meeting Minutes
July 10, 2019**

Present: Pam Berg, Lise Machado, John Mahedy, Al Belais, Judy Contolini

Meeting was called to order around 7:10 pm. by President Pam Berg.

The minutes from the June 2019 Transitional Board Meeting were approved. Judy inquired if the annual meeting ballots from the previous years could be tossed. Lise volunteered to scan them because we may need to retain them for legal purposes.

<p>President's Report</p>	<p>Review and discussion of TTA CC&Rs is being rescheduled to September or later. Carrie Pearson and Bill Hitchcock are asked to be on the committee. Once they determine a date for the initial meeting, a general invite will be sent to all homeowners.</p> <p>The October board meeting has been rescheduled to Oct 4, 7pm to accommodate all board members.</p>
<p>Treasurer's Report</p>	<p>The final report for the fiscal year of July 1, 2018 – June 30, 2019 was presented to the board and reviewed. This report also included the expenses for June 2019.</p> <p>Highlights:</p> <ul style="list-style-type: none"> ● Budgeted – \$57,700; Spent FYTD: \$48,600; Available: \$9,100 ● Reserves – Budgeted: \$19,600; Spent FYTD: \$16,475; Available: \$3,125 ● June expenses – \$22,391; Major expenses: Grovers \$1,508, Insurance \$20,639 <p>Signees for our Onpoint CU account have been updated with the new board members.</p> <p>HOA dues notices were mailed on Monday, July 8. Two homeowners are delinquent in paying their dues. The one homeowner has his home for sale. We will investigate if we can get past dues taken out of the escrow account when he sells his house. We will also explore how to put a lien on a home for delinquency of payment.</p>

<p>Landscape</p>	<p>Al had a walk through with Tree Care and Grover's on Wednesday, July 10. He invited all homeowners to join them and he asked homeowners to email him with any concerns or questions. He had a flurry of responses which he will address. Some work on trees is needed. It was suggested that he obtain another bid on the work for a comparison.</p> <p>The board approved the removal of a tree in the backyard of 11 Britten Court. The homeowner will pay for the work and notify the Mt Park HOA and the city.</p> <p>Lise will be receiving a bill for the sprinkler system's backflow test. This is a yearly test required by the city.</p> <p>In September Lise will contact homeowners who expressed an interest in being part of the treasurer's committee.</p>
<p>Old Business</p>	<p>The Annual potluck is scheduled for Thursday, August 22. Invitations have been sent out. A planning meeting is scheduled for Thursday, July 18 at 4pm at the Hitchcock's.</p>
<p>New Business (Maintenance)</p>	<p>John brought up the concern of cars parking too close to corners. The current concern is the car parked on Bloch at the corner of Bloch and Britten. The car belongs to the former tenants of 21 Britten. Some homeowners felt it reduced visibility and thus a safety issue. After discussion, it was decided to allow parking on that side of Bloch but further from the corner. The curb will be painted red to indicate no parking. How many feet to paint the curb will be determined. An article about courteous parking and safety to allow for emergency vehicles to pass will be addressed in the next neighborhood newsletter.</p>

The meeting was adjourned at approximately 8:20pm. Next meeting is August 14, 7pm at Al Belais, 7 Britten Court.

Respectively submitted,

Judy Contolini