

Tanglewood Townhouse Association
Board Meeting Minutes
August 14, 2019

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

Meeting was called to order at 7:05 pm by President Pam Berg.

The minutes from the July 2019 Board Meeting were approved. Judy noted that two email addresses were not valid when the Tanglewood Tales was sent. She will notify the households, update the roster, and email it to all board members.

<p>President's Report</p>	<p>Pam informed us that there is an accepted offer on Jerry Ayers' home, 5 Bloch Terrace. Closing is scheduled for Sept. 9. Lise will call the Title company so the back HOA dues can be taken out of escrow.</p>
<p>Treasurer's Report</p>	<p>Expenses for July totaled \$2,030. Major expenses: Grovers \$1,508, water \$386. The board thought the water bill seemed high. We can see the water usage for each stations (sprinklers). Lise offered to supply the information to the board. The sprinkler backflow test was completed and paid.</p> <p>Grover also submitted a \$1,425 bill for additional landscaping that was done after May 1. Al will ask Jim if he approved this work.</p> <p>HOA dues collected: \$16,200. There are five owners that are not current on dues. Lise explored if we can put a lien on a house for back dues. There are two types of liens: judgement and mechanics. We can do a judgement lien which involves a lawyer, judge, and going to court. Could get expensive. She stated that it may be best to just keep pestering the people until they pay.</p> <p>Lise will be scheduling a meeting for the Reserve Committee in September.</p>
<p>Landscape</p>	<p>Al presented the bids for all landscaping work. The board voted and approved \$2,720 of services for Tree Care:</p> <ul style="list-style-type: none"> • Pruning and weight reduction to large maple tree – south side of Britten Ct in green space (\$850) • Removal of dead alder tree behind 5 Bloch Ter (\$850); wood and a habitat pole will remain on site • Removal of dead alder tree along Tanglewood Dr. (\$170) • Removal of the hazardous alder tree behind 13 Bloch Ter (\$850); wood and a habitat pole will remain on site

<p>Landscape (cont.)</p>	<p>The Board also approved for Grover to spray the irises with herbicide on the island at the bottom of Britten Ct. and on nearby properties (\$280). The plants will rot in place. If this doesn't totally kill them, then it will be decided if they need to be removed for \$850.</p> <p>Carol Fuller was approved to receive \$50 to buy plants for the island by her house. She will do all the planting and digging.</p> <p>Jim Maughn reminded Al that the planting of a dogwood tree between 13 and 15 Bloch Terrace as a replacement for a removed evergreen was approved. Al will request the cost from Grover.</p> <p>Lise noted that all the approved expenses will keep us within our landscaping budget.</p> <p>There also was discussion about not doing some tree work and increasing our umbrella policy to cover our liability if trees would fall. This idea was tabled for later discussion.</p> <p>Some needed services may be done by board members or volunteers. This would save the HOA \$510:</p> <ul style="list-style-type: none"> • Prune trees along the side of 6 Bloch Ter; need building clearance • Provide minor lifting of the fir hanging over the driveway of 5 Bloch Ter. • Do clearance pruning of the three dogwoods along the side of 21 Britten Ct. • Prune Japanese maple tree along side of 19 Bloch Terrace <p>Two services have been put on HOLD:</p> <ul style="list-style-type: none"> • Provide weight reduction to the large tree at the turnaround near 25 Bloch Ter (\$1,190) • Removal of pine tree at 31 Bloch Ter (\$680 + \$200 permit)
<p>Maintenance</p>	<p>It was suggested that the board write to the absentee homeowners of 12 Britten Court and 29 Bloch Terrace. These properties are not occupied and are starting to look unkept. Pam volunteered to draft a friendly letter that will inquire about their plans.</p> <p>Current maintenance issues:</p> <ul style="list-style-type: none"> • Gravel needs to be placed next to Grant Gilmore's driveway, 6 Bloch Terrace, to curtail erosion. Cost: \$225. John will propose to him that he and the HOA split the cost. • Slope next to Ellen Pullen's house, 18 Britten Court, needs to be addressed because of erosion. Grover suggested laying a jute erosion control cloth and planting hemlock. Cost: \$1,020. On hold. Other options will be explored.

<p>Maintenance (cont.)</p>	<p>John will contact our snow removal contractor to verify that we have a contract for this upcoming winter.</p> <p>John will be scheduling a CC&R Review Committee in September.</p>
<p>Old Business</p>	<p>The Annual potluck is scheduled for Thursday, August 22. There are 35 RSVPs. Set up will begin at 5pm.</p>
<p>New Business</p>	<p>It was suggested that all Mountain Park HOAs meet informally. We can learn from each other and some may be facing similar issues and have solutions.</p> <p>Lise noted how the street signs at the bottom of Bloch Terrace on Tanglewood are rusty and unbecoming. This is a concern for Mt. Park to resolve.</p>

The meeting was adjourned at 8:24pm. Next meeting is Sept 11, 7pm at the home of Pam Berg, 9 Britten Court.

Respectively submitted,

Judy Contolini