

Tanglewood Townhouse Association
Board Meeting Minutes
Sept 11, 2019

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

Before the meeting was called to order, there was an informal discussion with members of the reserve finance committee (Priscilla Maughn and Lisa Shaw) about how to handle future budget planning and reporting if a bookkeeper needs to be hired. The discussion was a brainstorming session. The board is not yet ready to report any specific decisions.

The board meeting was called to order at 7:34 pm by President Pam Berg.

The minutes from the July 2019 Board Meeting were approved. Judy will email the roster to all homeowners this month.

President's Report	Pam sent out letters to the absentee homeowners, Shipsey and Tafuri, inquiring about their plans with their properties. She has not yet received responses.
Treasurer's Report	<p>Expenses for August totaled \$3,391.13. Major expenses:</p> <ul style="list-style-type: none"> • Grovers \$1,508, plus additional landscaping \$1,425 • water \$362.76 <p>August income: \$10,226.70. There are still two owners that are not current on dues.</p> <p>Yearly budget: \$60,816.00 Spent YTD: \$ 5,420.70 Remaining balance: \$55,395.30</p>
Landscape	<p>Grover and Tree Care were given the go ahead on the services approved by the board.</p> <p>Grover sprayed the irises with herbicide on the island at the bottom of Britten Ct. and on nearby properties The foliage of the plants have been raked up.</p> <p>Al called the City and had the water shut off starting in September.</p> <p>Al completed the following landscape work:</p> <ul style="list-style-type: none"> • Pruned trees along the side of 6 Bloch Terrace; need building clearance • Did minor lifting of the fir hanging over the driveway of 5 Bloch Terrace • Did clearance pruning of the three dogwoods along the side of 21 Britten Court.

<p>Maintenance</p>	<p>Current maintenance issues:</p> <ul style="list-style-type: none"> ● Gravel needs to Grant Gilmore’s driveway, 6 Bloch Terrace, are in progress. When completed, John will collect the check from Grant for half of the cost (\$125) as agreed upon. ● The fence in the back of 31 Bloch Terrace is leaning. John will get an estimate of the cost to fix it and inquire with the adjoining neighbor behind about splitting the cost of the repair. ● Street lights are becoming an issue. John was told by Christenson Electric that the lights need to be updated. They may have outdated electrical components. John will do a walk around with them and look at all seven lights and get an estimate for replacing only four at this time. <p>John called the snow removal contractor to verify that we have a contract for this upcoming winter. The company said they are working on it. John will follow up with them.</p> <p>John met with the CC&R Review Committee in September. The update of our CC&Rs is in progress. Some issues discussed at their first meeting:</p> <ul style="list-style-type: none"> ● Some sections and wording throughout the document need to be changed to meet legal wording ● Some amendments do not have the stamp of the county. The 1980 amendment is missing from the CC&R’s on our website. John will let Judy know which one it is so she can upload it. ● The language in many sections needs tightening up and rewritten for clarity.
<p>Old Business</p>	<p>The Annual potluck was a success! Carole is amazing! Pam sent her a thank you note relating such.</p>
<p>New Business</p>	<p>Tree branches are blocking the stop sign at the bottom of Bloch Terrace and Tanglewood. John will give it a trim.</p> <p>During the rainstorm of the week Sept. 9, a tree trunk from our embankment fell onto Tanglewood Drive. Since the debris landed on Tanglewood Drive, it was the responsibility of Mt. Park to clear the roadway.</p>

The meeting was adjourned at 8:20pm. The next meeting is Oct. 4, 7pm at the home of John Mahedy, 13 Britten Court.

Respectively submitted,
Judy Contolini