

Tanglewood Townhouse Association
Board Meeting Minutes
Oct. 4, 2019

Present: Pam Berg, John Mahedy, Lise Machado, Judy Contolini, Victoria Tam

The board meeting was called to order at 7:05 pm by President Pam Berg.

The minutes from the July 2019 Board Meeting were approved and will be posted on the website.

<p>President's Report</p>	<p>Pam welcomed Victoria Tam to our meeting, the new owner of 5 Bloch Terrace. Victoria stayed for the beginning of the board meeting to give us an update of 5 Bloch Terrace renovations. These have been approved by the TTA HOA board or Mt. Park:</p> <ul style="list-style-type: none"> ● painting the outside of the home the same color it currently is. ● reducing the size of the back deck. She will send new measurements to Mt. Park for approval. ● removing the second wall by the back deck next to the adjoining property. Board approved. ● replacing the garage door and painting it the same color as the house. <p>Victoria is considering renting the property. The board requested that she include in her rental agreement that the renters park their cars in the garage or in the driveway and not in the street overnight. She agreed to this request.</p>
<p>Treasurer's Report</p>	<p>All dues are now paid up for the year, including the 2020 dues for 5 Bloch Terrace. The total dues received this month was \$5,180.00.</p> <p>Expenses for September totaled \$2385.24. Major expenses:</p> <p>Grovers (monthly charge) \$1,508.00 Water (August usage) \$ 422.08</p> <p>Yearly budget: \$60,816.00 Spent YTD: \$ 7,805.94 Remaining balance: \$53,010.06</p>
<p>Landscape</p>	<p>Tree Care Unlimited will be doing the contracted work on October 9 –10. A notice has been sent to all HOA owners and renters.</p> <p>Grovers will be planting a Kousa Dogwood in the area in front of 13-15 Bloch Terrace in late October.</p> <p>We should anticipate some additional needed work due to storms over the winter months.</p>

<p>Maintenance</p>	<p>Current maintenance issues: John hopes to schedule gutter cleaning early December. He will call them and get a date. All homes will be scheduled unless someone specifically says they do not want it done. Homeowners can also request to have their downspouts checked.</p> <p>John received a proposal from Christenson concerning new LED street fixtures. The advantage of these new fixtures is that they also illuminate downward. The proposal will be sent with the minutes.. Proposal: \$13,267, ~ \$1900 a fixture. Scope of work:</p> <ul style="list-style-type: none"> ○ Remove (7) existing pole mounted light fixtures. ○ Provide & Install (7) new 75w LED light fixtures. ○ Disposal and or recycle of all removed material. <p>The board approved to begin the work, converting two street fixtures at a time. The first two to be converted are on Bloch Terrace where one is burned out and one between Britten and Tanglewood where more light is needed, a safety issue.</p>
<p>Old Business</p>	<p>Pam still hasn't yet received a response from the two homeowners that have vacant properties.</p>
<p>New Business</p>	<p>Lise Machado informed the board that she will be moving. She is willing to continue as the treasurer till May. In May at the Annual Meeting the board will put before the homeowners a vote to add to the bylaws a bookkeeper/treasurer position which can be an option if no one volunteers for the treasurer position. The details are still under discussion.</p> <p>Al will be attending the Emergency Preparedness training beginning in October. John may also attend.</p>

The meeting was adjourned at 8:03pm. The next meeting is Nov. 13, 7pm at the home of Judy Contolini, 25 Bloch Terrace.

Respectively submitted,
Judy Contolini