

Tanglewood Townhouse Association
Board Meeting Minutes
Nov. 13, 2019

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

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

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

President's Report	Pam mentioned that the new garage door at 5 Bloch Terrace is white. She will email and remind Victoria Tram, the new homeowner, about the HOA CC&Rs specifying that it must be the same color as the house.												
Treasurer's Report	<p>Expenses for October totaled \$4,960.31. Major expenses:</p> <table data-bbox="435 842 1003 951"> <tr> <td>Grovers (monthly charge)</td> <td>\$1,508.00</td> </tr> <tr> <td>Water (usage through Sept.)</td> <td>\$ 530.16</td> </tr> <tr> <td>Tree Care</td> <td>\$2,847.50</td> </tr> </table> <table data-bbox="435 978 1013 1094"> <tr> <td>Yearly budget:</td> <td>\$60,816.00</td> </tr> <tr> <td>Spent YTD:</td> <td>\$11,918.75</td> </tr> <tr> <td>Remaining balance:</td> <td>\$48,897.25</td> </tr> </table>	Grovers (monthly charge)	\$1,508.00	Water (usage through Sept.)	\$ 530.16	Tree Care	\$2,847.50	Yearly budget:	\$60,816.00	Spent YTD:	\$11,918.75	Remaining balance:	\$48,897.25
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Landscape	<p>Tree Care Unlimited has completed its work. The owner at 21 Britten Court complained that the irises are growing back. This will be an ongoing problem and the HOA will do their best in controlling them.</p> <p>Al also completed the CERT classroom training and will take the final test and partake in a simulation on Saturday, Nov. 16. He shared with us it's value and the importance of all of us being prepared for a disaster.</p>												
Maintenance	<p>Current maintenance issues:</p> <p>John scheduled gutter cleaning Nov. 25-27, weather permitting.</p> <p>The contract for snow plowing has been confirmed. The charge is \$175/hour.</p> <p>John talked to the Mt. Park HOA and got the name of their light contractor – Light-Waves Electronics. They are a local company and their bid came in lower than Christensen's (\$1430 compared to</p>												

<p>Maintenance (cont.)</p>	<p>\$1900 for one light pole). Christensen’s bid incorrectly included a rebate. We would not qualify for the rebate because we will be over the required wattage limit of 69W. The board approved to use Light-Waves and to convert three lights initially on Bloch Terrace – Two down the hill near Tanglewood and one at Bloch and Britten.</p>
<p>Old Business</p>	<p>John asked Judy to post on the TTA HOA website the missing CC&Rs amendment dated May 1980.</p> <p>Yard debris bags are picked up on Mondays by Mt. Park October through December each year. The Green yard debris bins are collected each Tuesday with the other trash bins by Republic. Since this meeting, MPHOA has announced that they will discontinue picking up bags after January 1, 2020.</p>

The meeting was adjourned at 8:30pm. The next meeting will be at the home of Al Belais, 7 Britten Court. The next meeting is scheduled for Dec. 11. As we approach the date, the board will determine if a December meeting is needed. If not, the next meeting will be Jan. 8, same location. .

Respectively submitted,
Judy Contolini