

Tanglewood Townhouse Association
Board Meeting Minutes
Dec. 11, 2019

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

The board meeting was called to order at 7:25 pm by President Pam Berg.

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

<p>President's Report</p>	<p>Pam welcomed Laural and Kelley Casey, 8 Britten Court, to discuss the astroturf in their front yard. Mt. Park HOA informed them that it needs to be removed by May 2020 or they will be fined \$200/month.</p> <p>Pam and the board members at the time the turf was installed (2013) researched if the TTA HOA addressed its installment. We had no issues with it specifically. Therefore, the board approved to take responsibility for its removal and replacement. The board may ask Mt. Park and/or the current homeowners about sharing some of the cost.</p> <p>Al will ask Grovers to contact the Caseys for a bid for removing the turf and new landscape recommendations.</p>												
<p>Treasurer's Report</p>	<p>Expenses for November totaled \$2,099.86.</p> <table data-bbox="423 1234 1015 1480"> <tr> <td>Grovers (monthly charge)</td> <td>\$ 1,508.00</td> </tr> <tr> <td>Grover (add'l landscape)</td> <td>\$ 520.00</td> </tr> <tr> <td>PGE</td> <td>\$ 71.86</td> </tr> <tr> <td>Yearly budget:</td> <td>\$60,816.00</td> </tr> <tr> <td>Spent YTD:</td> <td>\$14,018.61</td> </tr> <tr> <td>Remaining balance:</td> <td>\$46,797.39</td> </tr> </table> <p>It was also recommended to include on the ballot at the May annual meeting a vote to increase dues. It is not an issue this fiscal year due to the low number of major expenses, but expenses are going up.</p> <p>Two options were discussed:</p> <ol style="list-style-type: none"> 1, increase the dues yearly based on the cost of living increase (COLA). This is what the Mt. Park HOA does. 2. Do a one-time increase, e.g., increase the dues \$100 next year, and then yearly reassess if another yearly increase is needed. 	Grovers (monthly charge)	\$ 1,508.00	Grover (add'l landscape)	\$ 520.00	PGE	\$ 71.86	Yearly budget:	\$60,816.00	Spent YTD:	\$14,018.61	Remaining balance:	\$46,797.39
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Landscape	The irises in the yard at 21 Britten Court are growing back. Grover was notified and they plan on spraying them again this coming spring. The HOA will give a monetary (\$50) Christmas gift to the three Grover employees.
Maintenance	Gutter cleaning has been completed. We are waiting for Sergio to submit the bill to Lise. Light-Waves Electronics has ordered our three new street lights. We are hoping they will be installed before Christmas.
Old Business	Ellen Pullen's house has closed. Lise will check the papers from the title company and notify us of their names

The meeting was adjourned at 7:55pm.

The next meeting will be on January 8, 2020 at the home of Judy Contolini, 25 Bloch Terrace.

Respectively submitted,

Judy Contolini