

MINUTES OF THE 2019 TANGLEWOOD TOWNHOUSE ANNUAL MEETING

Hawthorne Room, Mt. Park Recreation Center, May 16, 2019

The meeting was called to order at 7.00 p.m. by President Craig Whitten after which he introduced the members of the Board. He asked if all ballots had been submitted from the audience.

The **Secretary** stated a quorum had been established. 28 Ballots were in hand. 16 homeowners and five board members were present.

Election of new Board members

The President then asked if there were any nominations from the floor. There were none. It was announced that Al Belais and Judy Contolini were therefore both approved as new board members and the new budget was also approved.

Minutes of last year's meeting

Since the minutes of last year's meeting had been mailed with the ballot Pam asked if there was any objection to bypass reading of those minutes. There was none. Sally Mahedy proposed they be accepted and Lisa Shaw seconded and the motion passed.

President's Report

Craig continued with a summary of the year's activities and stated that he had hoped to start looking at redoing the CC&R's. A date had been set to start the process, but due to unforeseen circumstances, it had to be postponed. The new board would be addressing the problem. He thanked Jim and Priscilla Maughn for putting together a comprehensive homeowners packet with all sorts of important information about our community with contact information on all the TTA residents. Sally Mahedy was thanked for keeping our website updated where monthly board minutes and contact information of board members is posted.

Treasurer's Report

Lise was commended for stepping in and doing a great job on everything financial. She reported that it was a good year because we spent less than anticipated. (For example our upcoming insurance is 300 less than anticipated). However reserves of course continue to be depleted as costs for all services increase. We have very old trees, there is the slurry which needs to be addressed about every three years as do the fences around our common areas. She asked whether there were any questions from the audience and the responsibility for fences in our association was explained.

Lise asked whether there was anybody interested in working with her as she has no back up should she be suddenly called away. Also work will need to be done on a new reserve study. The capital spending projection becomes dangerously low as early as 2021 without adjustments. Lisa Shaw offered to assist.

Landscape Report

Jim said it had been an interesting year because there had been a lot of trees in bad shape after the extremes in temperature that had occurred over the year. All have been taken care of currently except for one large maple which is on the watch list. A one hour walkabout was established several years ago when Bill Hitchcock was doing

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landscape and it has continued. The walk is conducted usually in the Spring with a representative from Tree Care. Al Belais will be taking over Jim's job on the board. Jim recommended homeowners get involved with one of the TTA committees such as Landscape as a good way to get to know the community and to meet people. (Allen Ryman and Bill are still involved in this endeavor).

Maintenance

Last year one of the now retired board members was looking into changing our street lights to LED. John who took over the investigation with the city, discovered we are totally responsible for our lights and there are plenty of extra parts in city storage when they happen to fail. The cost of changing a light would be \$2000 per which is not practical for our association, since our current PGE bill is under 100 a month.

The slurry seal was completed in August without incident. The timing was scheduled so as not to co-inside with trash collection. Lisa Shaw from 33 Bloch remarked that it did not take into consideration the school bus pick-up/drop-off schedule which also needs to be considered.

The cost of gutter cleaning by PDX windows is going up. There was an incident of a ceramic being broken at 6 Bloch but PDX reported it and the owner was contacted and reimbursed.

We had the snow removal company on call but did not need to use them and we do not pay them anything unless they need to come out. We are responsible for the street clearance in the event of a heavy snow fall.

John reminded the audience about the importance of keeping recycling bins organized so they can be easily loaded on the trucks ie 2 feet apart.

Re outside changes in your unit. Owners are reminded that they need to submit a plan to the TTA board for exterior changes which include painting, decking and fences, after which the request is submitted to the Mt park architectural committee. The approved color scheme is available through the board.

New Business

Craig asked for help on the forthcoming CC&R committee, a financial committee to look at reserves and encouraged TTA homeowners to become involved in these groups even if they were not on the board.

He then thanked Carole Hitchcock, party planner extraordinaire for her expertise at organizing social events including our August potluck and arranging the refreshments and drawing for tonight.

Those in the audience and the Board thanked retiring board members, Craig and Jim for their service to our community.

A drawing of door prizes took place

The meeting was adjourned at 7.50 p.m.

Respectfully submitted

Pamela Berg, Secretary