

**Tanglewood Townhouse Association  
Board Meeting Minutes  
October 14, 2020**

Present: Carrie Pearson, Al Belais, Judy Contolini, Renaud Kauffmann, Carol Fuller

The board meeting was called to order at 6:32 pm by President Carrie Pearson.

The minutes from the September 2020 Board Meeting were approved and will be posted on the HOA website.

**President's Report**

No new issues at this time.

**Treasurer's Report**

Dues collected in September are \$3,410.40.

September Budget Summary

PGE	\$ 66.82
Water	\$ 432.54
Grover's monthly/ add'l work	\$ 1,883.00
	<u>\$ 2,382.36</u>

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$ 8,777.70</u>
Remaining balance	\$49,605.30

**Reserves**

Budgeted	\$ 10,250.00
Spent FYTD (tree care)	<u>\$ 825.00</u>
End year balance	\$ 9,425.00

Board members questioned the high water bill. Renaud checked and it is consistent with our water usage last year, same time.

**Landscaping**

- The trees at #5 and #7 Britten were removed today without any incident. While Tree Care was here, they looked at the fallen tree limb behind #4 Britten and inspected the tree. It was determined that there was a lot of debris making it messy, but it was not hazardous.
- Grover will remove the invasive ivy on the embankment at #1 Bloch.
- There are three dead rhododendrons in the turnaround and on the side of #27 Bloch. Judy is willing to slowly remove them.

**ACTION:** Al will communicate with the homeowners at #27 Bloch before work begins. He will also identify which ones need to be removed before Judy starts any work.

- All work on the first and second islands will be on hold till next spring. The board gave Carol and Judy approval to remove the azaleas, and other shrubs but they will notify the board before beginning.

### **Maintenance**

- The four remaining street lights will be installed in about a month.
- Snow removal cost is now \$180/hr, an increase of \$5/hr. We will specify in the contract that we will call them when we want them to come. They will not automatically deploy.
- Carol will soon be contacting the company about gutter cleaning. She will ask if there is a separate price for just blowing debris off of the roofs for the gutters that have covers as opposed to cleaning out the gutters.

### **New Business**

- Judy asked for suggestions on what to include in the next *Tanglewood Tales*. Suggestions: new paint approval procedure, snow removal info, street lights coming soon, new neighbors.
- Judy will deliver a Welcome Packet to the new neighbors at #6 and #21 Britten and she will update the roster.

The meeting was adjourned at 7:26pm.

The next board meeting will be Nov.11, 2020, 6:30pm, via Zoom.

Respectively submitted,

*Judy Contolini*