

**Tanglewood Townhouse Association
Board Meeting Minutes
November 11, 2020**

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

The board meeting was called to order at 6:31pm by President Carrie Pearson.

The minutes from the October 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 October are \$1,512.00.

October Budget Summary

PGE	\$ 71.83
Water	\$ 457.02
Grover's monthly/ add'l work	\$ 1,883.00
Tree Care	<u>\$ 1,445.00</u>
	\$ 3,856.85

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$11,299.55</u>
Remaining balance	\$47,083.45

Reserves

Budgeted	\$ 10,250.00
Spent FYTD (tree care)	<u>\$ 1,335.00</u>
End year balance	\$ 8,915.00

Landscaping

- The invasive ivy at 1 Bloch Terrace was not yet removed by Grover, likely because of the leaves being picked up. Al will keep tabs on this and remind Grover if necessary.
- The three dead rhododendrons at the turnaround on Bloch have not yet been removed. The homeowner at 27 Bloch will be notified when this will happen.
- Al cut the fallen tree pieces behind 4 Bloch.
- There is an invasion of crane flies affecting the area grasses and azalea bushes. Al will check if treatment is warranted and necessary either by Grover or each individual homeowner. Carol has already bought the needed insect killer for lawns and will share it with all homeowners.

- Discussion of the very high water bill has again surfaced. The discussion was about not watering the green grass of the common area behind the even-numbered houses on Britten and changing the landscape from grass to a more drought tolerant design. The water bill for that area is very high. The discussion was tabled and will be addressed again in April when the water is turned back on.

Maintenance

- Not sure when the four remaining street lights will be installed. Haven't happened yet, but Carol has a call in to the company. The bill will be sent to our PO Box: 3 Monroe Parkway, PMB 156, Lake Oswego, OR 97035.
- The snow removal contract was signed. Carol passed the information on to AI since she will not be here during the winter months.
- Carol contacted the company Pdx Window cleaning about gutter cleaning. The price is \$1,600 and they will be doing it Dec 1-4. They do service gutters with screens and they clean all downspouts.
- Carol sent a text to the homeowner of 21 Bloch about the condition of his house. There was no reply. Action to be taken:
 - Carol will send the homeowner an email with the same information contained in her text: condition of his back roof, deck, and the facade decay by the garage door.
 - If no reply, the HOA will send a formal letter, certified, to his California address. Carol will write up a draft of the letter and board members will review it before it is mailed.
 - If no reply, the Mt. Park HOA will be notified.
- Homeowners of 13 Bloch sent Carol an email about the replacement of some of their house siding and repainting of the areas. It was not clear exactly what they were doing and if they knew they needed to get approval from us and then Mt. Park. Carol will contact them for clarification.

New Business

- Judy updated the roster with the new homeowner's information and it is available on our secure gmail: ttaloorres@gmail.com.

The meeting was adjourned at 7:10 pm. The next board meeting will be Dec. 9, 2020, 6:30pm, via Zoom.

Respectively submitted,

Judy Contolini