

Tanglewood Townhouse Association
Board Meeting Minutes
January 13, 2021

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

The board meeting was called to order at 6:35pm by President Carrie Pearson.

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

President's Report

Carrie notified the board that she cannot complete her full term of two years on the board. She will stay on the board to the end of this first year (June 30). Her position will be added to the positions to be filled on the annual meeting ballot.

The increase in sales of homes in the HOA has increased the number of phone calls from realtors inquiring about our CC&Rs. Carrie is unable to adequately respond to telephone requests due to requirements of her work. Judy and Renaud have agreed to take future calls. Judy will remove Carrie's phone number from our website and specify there who to call for information.

Treasurer's Report

Dues collected in December are \$1,360.80.

December Budget Summary

PGE	\$ 91.08
Landscape (Grover)	<u>\$ 3766.00</u>
	\$ 3857.08

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$15,688.74</u>
Remaining balance	\$42,694.26

Reserves

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

Landscaping

- As stated in the December board minutes, the common property pathway between #10 and #12 Britten is covered with moss and hard packed down mud. It is slippery and could be a hazard for landscapers and others who need to access behind the houses. Al

volunteered to remove the moss and put bark dust on the area to remove the hazard, but he has not yet done it due to his work schedule. When he completes the work, he will then bill the HOA for the materials.

- Al will also cut down the two sickly/dead rhodies in the Bloch turnaround and on the side of 27 Bloch Terrace. He will dispose of the cuttings using available homeowner's yard debris containers.

Maintenance

- The remaining four street lights have been installed and the contractor was paid.
- Pdx Window Cleaning company did not respond to Carol's email and/or call about cleaning our gutters. Therefore the board accepted the contract from another company, Squeegee Bros Window Cleaning. Carol will contact the company and have us added to their schedule.
- There will be construction work done at 11 Britten Court. The drainage pipes to the street are broken due to tree roots causing water to collect under the home. Therefore, the drains need to be replaced/fixed. This may cause some damage to the tree on the common property between #11 and #13. The contractor will try not to remove any major tree roots that are vital to the tree's livelihood. The board told the homeowner not to worry about the possible tree damage. We realize that it is essential that the drains are cleared and fixed. We'll wait and see how the tree does once the work is completed. The board thanked the homeowner for notifying us about the upcoming work.

New Business

The TTA HOA board meeting day was changed from the 2nd Wednesday to the 1st Wednesday of the month. The reason for the change was to accommodate homeowners who need to submit applications to Mt. Park. The Mt. Park architectural board meeting is on the 2nd Tuesday of each month.

The meeting ended at 7:48 pm. The next board meeting will be Feb. 3, 2021, 6:30pm, via Zoom.

Respectively submitted,

Judy Contolini