

**Tanglewood Townhouse Association
Board Meeting Minutes
February 3, 2021**

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

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

The minutes from the January 2021 Board Meeting were approved and will be posted on the HOA website.

President's Report

No new issues to discuss.

Treasurer's Report

Dues collected through January are \$16,783.20.

January Budget Summary

PGE	\$ 92.73
Landscape (Grover)	\$ 1883.00
Gutter Cleaning	\$ 1850.00
	<u>\$ 3825.73</u>

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$19,514.47</u>
Remaining balance	\$38,868.53

Reserves

Budgeted	\$ 10,250.00
Street Lights (4)	\$ 5,720.00
Spent FYTD	<u>\$ 7,055.00</u>
End year balance	\$ 3,915.00

****The cost of the remaining four street lights was \$470 over budget.**

Landscaping

- Al completed the removal of the moss between #10 and #12 Britten and put bark dust on the area to remove the hazard. Al also removed the dead rhododendron in the Bloch turnaround. He will ask Grover's to remove the one on the side of 27 Bloch Terrace.
- Two bushes were knocked down by a homeowner's car on the first island due to icy road conditions. Grover will remove the roots and discard all debris from the bushes. The cost of this removal will be sent to the homeowner to submit to their insurance company.

This started the discussion on revitalizing the landscape of each island. It was decided to include this in next year's budget. Grover gave an estimate of \$3,000-\$4,000 for the island work. There should be enough money left from the current budget to cover this cost.

Maintenance

- Squeegee Bros Window Cleaning finished the cleaning of all homeowner's gutters. Next year we will start early, late summer, to get bids for next year's work. Judging on the average bids that were received for this year, it is likely that the budget for gutter cleaning will need to be increased.
- Al will continue to follow-up on how to shield the street light behind 21 Britten Terrace from illuminating their entire backyard.

New Business

The date for the annual meeting will be May 26, 2021. We are planning on a virtual meeting since it is likely that we cannot meet at the Mt. Park rec center because of covid-19. Since zoom has a 40-minute time limit, Judy will use Google Meet for the next board meeting to see how it compares to Zoom.

The board brainstormed on who might be interested candidates for next year's board. A list of names was compiled and board members volunteered to call them. This month Judy will email all homeowners a request for volunteers with a description of board positions.

Judy will ask Carole Hitchcock to buy the door prizes for the meeting.

The meeting ended at 7:45 pm. The next board meeting will be March, 3, 2021, 6:30pm, via Google Meet.

Respectively submitted,

Judy Contolini