

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

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

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

The minutes from the February 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 February are \$7,733.60.

February Budget Summary

PGE	\$ 78.31
Landscape (Grover)	\$ 2,019.50
General maintenance	\$ 52.98
	<u>\$ 2,150.79</u>

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$21,665.26</u>
Remaining balance	\$36,717.74

Reserves

Budgeted	\$ 10,250.00
Spent FYTD	<u>\$ 7,055.00</u>
End year balance	\$ 3,195.00

Landscaping

- Al did a walk through with Tree Care to assess the ice storm damage. They submitted a quote for \$3500 which the board approved. It includes:
 - Removal of broken limbs at 4, 7, 9, and 13 Britten Court and 21 Bloch Terrace
 - Pruning of broken limbs at 19 and 25 Bloch Terrace
 - Removal of failed maple portions (two large limbs) by 25 Bloch
 - Debris removal along Tanglewood Drive

Included in this bid (\$720) is the removal of two birch trees along side #2 and #4 Britten. These trees are seriously damaged and the homeowner of #2 Britten (not in our HOA) is willing to pay for half the cost. Al will speak with the homeowner of #4 Britten to see if she is okay with the trees being removed.

Large limbs were lost on a tree by 37 Bloch but the tree appears to be stable but will be watched for any issues.

The insurance company of the homeowner at 15 Bloch will pay for the removal of the damaged bushes in the first island that were struck by her car because of ice on Britten.

We will still include on next year's budget an item line for revitalizing the landscape of each island. 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

- When the limbs fell from the oak tree by 25 Bloch, the fence was damaged. Al has volunteered to replace the broken boards. He will bill the HOA for the material purchased.
- The board approved to have installed an aesthetic-looking piece of metal to the light post behind 21 Britten Terrace to block the light from illuminating their entire backyard. Al will contact the street light company, Light-Waves, to complete this work. Estimated expense: \$300.
- Judy will write a letter to the City of Lake Oswego to request that the city resumes snow removal on our streets. She will emphasize that this is a safety issue for fire personnel to be able to access homes in case of an emergency.

New Business

- Annual Meeting May 26, 2021. It will be a virtual meeting via Zoom.
 - The annual meeting packet will be mailed to each homeowner by April 10, 45 days prior to the meeting.
 - Renaud will purchase for the HOA a year plan with Zoom for this meeting to allow us unlimited meeting time.
 - Three homeowners have volunteered to run for the open board positions.
 - Al and Carol will each submit a half-page summary of the year's projects for landscaping and maintenance.
- Limiting rentals in the HOA. Al will check with the Mt. Park HOA and see if we are allowed to have such a provision in our CC&Rs for limiting the number of rentals in our development. Landlords take advantage of our low dues but do not share the responsibility of being on the board. It was suggested that landlords be charged higher dues to compensate for this. Al will find out if other HOAs in Mt. Park have a limit on rentals and will report back to us at the next board meeting.

The meeting ended at 7:41 pm. The next board meeting will be April 7, 2021, 6:30pm, via Zoom.

Respectively submitted,

Judy Contolini