

**Tanglewood Townhouse Association**  
**Board Meeting Minutes**  
**April 7, 2021**

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

The board meeting was called to order at 6:33 pm by President Carrie Pearson.

The minutes from the March 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 March are \$6,048.00.

March Budget Summary

PGE	\$ 68.84
Landscape (Grover)	\$ 3,056.50
Fees, taxes, misc.	\$ 14.99
	<u>\$ 3,140.33</u>

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$24,805.59</u>
Remaining balance	\$33,577.41

**Reserves**

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

**Landscaping**

- We were disappointed in Tree Care's response in not being able to clear the tree debris until April 19. Al called other tree services and they either did not return the call or were booked out to the summer months.
- Some tree limbs by 25 Bloch fell into the neighbor's yard at 8 Mozartem Court. They had the limbs removed and presented us with the bill. Through research, we learned that it was [not our responsibility to remove the limb](#). It was not a result of negligence since we have an arborist checked the tree yearly. The board decided not to respond at this time but will reconsider the issue if the homeowner continues to pursue this issue.

## **Maintenance**

- A piece of metal was attached to the light post behind 21 Britten Terrace to block the light from illuminating their entire backyard. The homeowner emailed Al and thanked him for doing it. He was very appreciative.
- Al will again talk to the contact person at the City of Lake Oswego to request that the city resumes snow removal on our streets.
- Judy received a response from the owner of 21 Bloch, re: the condition of his deck and roof. He asked us to ask Grover to clean the deck and to bill him. He hopes to come this summer to address the other maintenance issues.

## **New Business**

- The Annual Meeting packet was reviewed. Changes were made to the proposed budget. Line items were added:
  - Updating of our CC&R (Declaration of Restrictions) – \$4,000. The next board will address this fully. The document needs a major clean-up by a lawyer with possible additions, e.g., include the ability to place a lien on a house if they do not respond to maintenance issues, and limit the number of rentals in the HOA. It is suggested an ad hoc committee be formed.
  - Improvement of two islands – \$4,000.
  - Board candidates - We are in need of four candidates with the resignation of Carrie and Carol. Their replacements will only be for one year to complete their term. Judy volunteered to remain on the board for one more year so there are at least two people, Renaud and herself, that have background knowledge of past history of the neighborhood.

The meeting was adjourned at 8:16 pm. The next board meeting will be May 5, 2021, 6:30pm.

Respectively submitted,

*Judy Contolini*