

**Tanglewood Townhouse Association  
Board Meeting Minutes  
May 5, 2021**

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

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

The minutes from the April 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 in April are \$1,209.60. Our insurance premium for 2021-2022 has slightly increased and is now \$21,016.00.

March Budget Summary

PGE	\$ 64.91
General Maintenance	\$ 300.00
Fees, taxes, misc.	\$ 14.99
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	\$ 379.90

Yearly Budget	\$58,383.00
Spent FYTD	<u>\$25,185.49</u>
Remaining balance	\$33,197.51

**Reserves**

Budgeted	\$ 10,250.00
Tree Care	\$ 3,415.00
Light Replacement	\$ 5,720.00
Spent FYTD	<u>\$ 10,470.00</u>
End year balance	\$ <b>(220.00)</b>

**Landscaping**

- Al will not be available till mid-July because of health issues. Carol will be the contact person for landscape, i.e., Tree Care and Grover.
- Tree Care completed the requested work the week of Apr 19th. The board approved the additional charge of \$540 for removal of hanging limbs and debris at 13 Britten and 23 Bloch. Al will notify Tree Care that we accept their bid and ask them to schedule the work.
- The owner at 8 Mozartem Court has again requested payment of \$200 for removal of the tree that fell in his yard. He had the limbs removed and presented us with the bill. Through research, we learned that it is [not our responsibility to remove the limb](#). It was not a result

of negligence since we have an arborist check the tree yearly. The board decided not to pay and Judy will draft a letter saying so and again referencing sites including the MPHOA CC&Rs that clearly states who is responsible.

- Al called the LO water department to turn on our water for the irrigation system.

## **Maintenance**

- Carol called Light-Waves to straighten the light fixture behind #21 Britten.
- The approval for exterior painting at #6 Britten has been approved and a letter has been sent to the homeowner.
- The request to install a permanent generator behind #5 Britten has been denied. The generator was to be placed on common property and would obstruct the pathway to the other homes that are attached. Carrie will send the homeowners our decision with the reasons for our denial based on paragraph 7.1.6 of our CC&Rs.

## **New Business**

- The Annual Meeting packet was mailed to all homeowners. Twenty-two ballots have already been returned. Four more ballots needed to reach a quorum. Carrie will present the landscape report at the meeting since Al is not available.
- The procedure that Judy has written up for maintenance and landscape approval has been accepted by the board and she will post it on the HOA website.

The meeting was adjourned at 7:39 pm. The Annual meeting will be May 26, 2021, 6:30pm via Zoom.

The next board meeting will be a joint meeting with the current and new board members. Location and date yet to be determined.

Respectively submitted,

*Judy Contolini*