

Tanglewood Townhouse Association

Board Meeting Minutes

August 4, 2021

Present: Judy Contolini, Renaud Kauffmann, Kelley Casey, Jerry Inscoe, and Darcy Paquette

The board meeting was called to order at 7:08 pm by President Judy Contolini.

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

President's Report

- There was a theft at 2 Britten Court when the garage door was left open.
- We need to appoint a delegate to cover Renaud while he is out of town this month. Kelley was nominated.

Treasurer's Report

- There are the usual expenses, however this month Grover's charged more for irrigation testing. The water bill is higher than last year. Bloch Terrace is the most expensive. The bill for August 2020 was only \$322, less than half the bill for this year. The water company will be contacted to see if there is a leak or some reason for the big spike in cost.
- A few errors on checks with HOA dues were received, and there are still outstanding HOA dues from a handful of homeowners.
- Treasurer's Report to the board attached.

Landscape Report

- Got bid for some tree work; more bids will be sought. Tree Care never did the work done that was approved for 2 homes (\$540). They have provided

a new bid which is cheaper than the original bid. This will be done but at a later date.

- Trees at several homes were identified as needing pruning after the “tree walk through”. Four homes will have the tree work done this month, with the remaining work at 3 other homes to be done by this fall.
- Exterior painting at 5 Britten was approved.
- The homeowner at 17 Britten replaced fence without approval, and is now seeking reimbursement.

Old Business

- An email will go out requesting a phone number for emergency use only to an out of area resident with vacant home. If no response, the request will be mailed.

New Business

- Board members are to bring finger food appetizers to the potluck and assist with setup. Everyone (except Renauld) plans to attend.

Next Meeting

September 1 at 6:30 p.m.

Meeting Adjourned

8:14 p.m.

Respectively submitted,

Darcy Paquette

Budget Summary

Landscaping	Budget	Spent July	Spent, FYTD	Available
Grovers	\$ 22,596.00	\$ 2,233.00	\$ 2,233.00	\$ 20,363.00
Add'l landscaping	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00
Tree care	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
Water	\$ 2,000.00	\$ 352.98	\$ 352.98	\$ 1,647.02
Other	\$ -	\$ -	\$ -	\$ -
Maintenance				
Gutter cleaning	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
General maint.	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Snow removal	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
Other	\$ -	\$ -	\$ -	\$ -
Administration				
Insurance	\$ 21,000.00	\$ -	\$ -	\$ 21,000.00
PGE	\$ 1,000.00	\$ 51.97	\$ 51.97	\$ 948.03
Professional fees	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
Mail and office	\$ 500.00	\$ -	\$ -	\$ 500.00
Fees, taxes, misc	\$ 300.00	\$ 14.99	\$ 14.99	\$ 285.01
Totals	\$62,896.00	\$2,652.94	\$2,652.94	\$60,243.06

Reserve Spend	Budget	Spent July	Spent, FYTD	Available
Tree Care	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
Spend on Fences, 300ft	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
Islands	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00
Totals	\$9,000.00	\$0.00	\$0.00	\$9,000.00

Income in July

Dues	\$ 16,934.21
Dividend	\$ 3.25
Other	\$ -
	\$ 16,937.46

Bank Balances		
	end Previous June	end July
Money Market		\$ 54,081.09
Checking - 8212		\$ 26,024.25
Savings - 8215		\$ 5,205.64
Totals	\$ 71,026.46	\$ 85,310.98

Descriptions

Zoom	\$ 14.99
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