

# **Tanglewood Townhouse Association**

## **Board Meeting Minutes**

**October 6, 2021**

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

The board meeting was called to order at 6:37 pm by President Judy Contolini.

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

### **New Business**

- CCR's held first meeting September 23, 2021. Renaud will report the committee's progress to the board. Members are Renaud, Chair, Judy (part-time), Lisa Shaw #33 Bloch, Bill Hitchcock, #7 Bloch, John Mahedy, #13 Britten, Quincy Frazier, #17 Britten, Carrie Pearson, #11 Britten (consultant). The committee decided the approach should be incremental changes to the existing CCR's. Renaud is taking documents and digitizing them. A few amendments have been added. Once those are done, the committee will meet again and go over the new declaration, and take it from there.
- Discussion around parking issues and best ways to handle homeowners who repeatedly park on the street. It's a delicate matter to enforce. A possible approach would be to have a printed sign that kindly asks homeowner to remove the car and provide an alternative solution. It would be signed by The Board.

## Secretary

New renters at #6 Bloch Terrace, get names and update roster.

## Treasurer's Report

- Special expense for the month were Tree Care, \$1,180 to cover trimming/removal of branches that were missed last April.
- There was some discussion about someone saying the treasurer is a 2 person job.
- Slurry cost about \$10,600 the last time it was done, and needs to be done every 5 years or so.
- Discussion about the HOA's insurance coverage, and that it is a major expense.
- All dues for this semester have been paid.

## Landscape Report

- There are no outstanding homeowner requests.
- Committee for the islands will be contacted.
- Walked around grounds with James from Landscape East & West, and got a bid for grounds maintenance as Grover's contract expired September 30, 2021. They suggest a one-time clean-up to be done before ongoing maintenance begins. They encourage on-going communication to make sure homeowners are pleased with work and even offered to attend board meetings. Discussion about multiple complaints on Grover's service, (blower noise, lack of manicured look to grounds, no communication, lack of response when contacted). The monthly cost would be \$2,000 per month, \$117 more Grover's monthly fee of \$1,883.00 (or about \$3.08 per unit). It was decided to make the change starting November 1, 2021.

**Background:** Last August, the board discussed replacing Grover. Grover had increased their basic landscaping fee by 25% from \$18,096 to \$22,620. The board recommended getting two more bids for comparison. The bids would be on a defined list of services. The board asked Grover to continue until we get bids to compare.

## **Maintenance Report**

- The blue on #5 Britten looks great. Someone asked if they requested to have their house painted, and they did.
- Gutter cleaning will be done December 1-17. Three houses per day will be done. The crew will treat the moss on the roof, blow off leaves and clean the gutters and downspouts. Homeowners will be able to pay for extra work to be done if desired. A list of choices will be mailed out prior to the work being done.
- Roof on 21 Bloch needs to be repaired. It's in bad shape. Requests by neighbors have been made to the homeowner repeatedly, and nothing has been done. A certified letter from the board will be sent requesting the roof repair. There was discussion on Declaration 8.2 *Owners to Paint Exteriors and as Necessary Treat and Replace the Roofs*.

## **Old Business**

- There was a party at home with lots of people and fireworks going off in the middle of the night. They were loud and noisy. It was decided that a note should be sent to the residents reminding them of the community's rules for quiet after 9 pm.

## **Next Meeting**

November 3 at 6:30 p.m.

## **Meeting Adjourned**

7:59 p.m.

Respectively submitted,

*Darcy Paquette*