

Tanglewood Townhouse Association

Board Meeting Minutes

November 3, 2021

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

-The board meeting was called to order at 6:35 pm by President Judy Contolini.

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

New Business

- Two representatives from the board (Judy and Renaud) will meet with the attorneys regarding adjustments to the CC&Rs and amendments. The language of the existing CCR's needs to be cleaned up (ie. The current CCR allows shared use of a driveway). Other issues to discuss with an attorney are rental cap and deferred maintenance on a property. They will speak with an attorney before the end of the year.
- If a board member receives an email from a homeowner, the only person related to it should answer.
- Tanglewood Tales topics should only include upcoming events and changes to the community.

Treasurer's Report

- This month there were no special expenses.
- Water bill is still high (\$900+), but the next one will be lower (\$709.38). We are over budget for water by \$1,500. The water in certain areas of the community have been shut off.
- Judy needs to be made a signer on the HOA account for signing checks in case of emergency and Renaud unable to fulfill duties. She will have to go to the bank in person.

Landscape Report

- The only outstanding homeowner request is pruning decorative grass at the edge of two units.
- Homeowner at #23 Bloch Terrace is gone until spring.
- Eight people did the walkthrough with the new landscape service. The new service will have a crew walk through the neighborhood every Wednesday. There will be between 3 – 6 workers wearing blue shirts. The main crew will be the same every week. The cleanup will be spread out over time because there is a lot to do. The start date to be determined.
- Discussion about sending out a short questionnaire to homeowners about their opinions of Tree care. It would be sent out in January, with possibly a change made if the majority does not favor Tree Care.
- It was noted that the new landscape company (East West Landscape) also does snow removal so we have another resource if needed. We potentially would go to the top of the list for snow removal and Jerry will confirm if there is an additional fees for the service.
- The company that was used last year charged \$144 minimum charge for travel and set up time. Then fees are \$180-\$190 per hour, and \$72 per labor hour for sidewalk and driveway snow removal. There was discussion on doing a comparison of the two companies to use this year. Jerry will confirm if prices went up last year or are going up this year.
- Spoke to homeowner at #27 about how the islands should be approached with East West Landscape. Discussion about holding off on the islands until spring for a few reasons. It's a better time of year for planting, and it would be ideal if the work can be done for less so the remaining funds could go towards other areas where we are over budget (ie, water, gutter cleaning).
- Tree Care will remove broken branch in front of #7 Bloch Terrace.

Maintenance Report

- The gutter work is scheduled and good to go. They will do extra cleanup if homeowners request and pay for it themselves. The HOA is paying \$150 for

each household to get the gutter and roof clean up done. Another reminder will be sent to homeowners closer to the date of the work.

- Roof issue at 21 Bloch Terrace. Kelley spoke with the homeowner and he will review bids from roofers and get the needed work done.
- A neighbor residing on Mozarteum Court requested splitting the cost of a perimeter fence. Per the by-laws the HOA will pay for half.
- No outstanding homeowner requests.

Old Business

- No old business.

Next Meeting

December 1 at 6:30 p.m.

Meeting Adjourned

7:49 p.m.

Respectively submitted,

Darcy Paquette