

# **Tanglewood Townhouse Association**

## **Board Meeting Minutes**

**January 5, 2022**

**Present:** Judy Contolini, Renaud Kauffmann, Kelley Casey. Jerry Inscoe submitted his report.

The board meeting was called to order at 6:36 pm by President Judy Contolini.

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

### **Old Business**

- No update on CCR revisions. Judy contacted the law firm Viall via their website, but has not received a response. She will call them and follow up.

### **Treasurer's Report**

- Landscape East & West (LE&W) was paid for their initial cleanup. Renaud will pay their January bill in February. He pays after the work has been completed which reduces the number of payments to 12.
- Water bill is still too high. In the past when the water for the sprinkler systems was turned off, we did not get charged. This year we received a bill from LO for \$28.29/each station.
  - ACTION: Jerry will call the city and ask why we are being charged when we never were in the past. We are not a home but it is just sprinkler systems. Contact Al or John Mahedy to see if they know any history. Please notify the board of the city's response.
- Semi-annual dues notice was emailed to each homeowner. Darcy will send a paper copy to the homeowners without an email address: Picciano, Wilcox, Cook, and Noffriz.

### **Landscape**

- Tree Care. The board approved that we have them do the last three items on their bid: work at #6, 7, and 25 (not 22) Bloch. Once we know our winter expenses, then we will have the remaining work done.
- Common property between 17 and 15 Bloch. We need to look at it and determine if it is something that needs to be done now. It was also

suggested that we get an estimate of how much it would cost. We are already over our budget in landscape, water, and gutter cleaning. Renaud would want us to have a line item on next year's budget for the work.

- ACTION: Jerry will talk to the Dunlops and tell them our decision to wait if it is not an emergency. If they are willing, the Dunlops can talk to the landscapers to get an estimate. We can then know how much to include in next year's budget for the work.

### **Maintenance Report**

- No homeowner requests.
- The homeowner at 21 Block Terrace received bids from three roofing contractors.
  - ACTION: Kelley will call the homeowner and inquire if he has made a decision on when work on his home will be done.
- Gutter work was completed and Kelley received compliments from homeowners on how pleased they were with the work. Renaud asked if they also do tree trimming. Kelley will call them and inquire.
- Snow removal: The board decided to sign a contract with LE&W since we are already their customer and we will have a higher priority than non-customers.

### **New Business**

New HOA letterhead design: the board approved the first/top one. We preferred its font, it looks more modern. Thanks for doing it, Jerry! It will be put on the HOA website so it is available for all board members to use.

Meeting Adjourned at 7:25 p.m.

**Next Meeting:** Feb 2 at 6:30 p.m., 25 Bloch Terrace

Respectively submitted,

*Judy Contolini*