

Tanglewood Townhouse Association

Board Meeting Minutes

February 2, 2022

Present:

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

-The board meeting was called to order at 6:41 pm by President Judy Contolini.

-The minutes from the January 5, 2022 Board Meeting were approved and will be posted on the HOA website.

Old Business

- Update on potential CC&R amendment to add a rental cap--learned from the attorney the biggest concern is to get 75% of the votes to make an adjustment to the current CC&R's or it's not worth starting the process.
- Also in question is how long can a unit be empty and still be considered a rental?
- Other HOA's have articles on how rentals have to be handled. Their amendments are small when it comes to rental caps. Our CC&R's make no mention of rental caps. We may have to fill in the holes in the current language of our CC&R's.
- The focus right now will only be on possibly adding a rental cap to existing CC&R's. A short survey will be sent out to homeowners to see if we get a majority of 75% or more in favor of a rental cap. If a majority are in favor, the subject will be put to a vote at the spring annual meeting.

Treasurer's Report

- Still paying extra for water the month of January. The City of Lake Oswego only stop billing once they come out to common area to turn off water manually.

- There are eleven semi-annual dues outstanding.

Landscape Report

- Some work was done by Tree Care in the common areas.
- One common area has heavy erosion happening, and it's clear the situation will worsen if action not taken. This situation will be addressed, and was brought to light by the homeowners living adjacent to the area.
- The grass situation in the common area on Britten will be tabled until Fall.

Maintenance Report

- New perimeter fence was installed and paid by neighbor in next community.
- Request by homeowner was approved for construction of patio overhang attached to the back of their house.

New Business

- Date was proposed for the 2022 annual meeting. The date agreed upon is Wednesday, May 25. Date is consistent with meeting dates in the past. It will be determined if meeting will be held in person or by Zoom. A mailer with information on the annual meeting's agenda will be mailed out prior to May 18, 2022.
- The contents of the first quarter Tanglewood Tales is to contain information on the survey that will be sent out regarding a rental cap and the date of the upcoming annual meeting.

Next Meeting

March 2 at 6:30 p.m.

Meeting Adjourned

8:03 p.m.

Respectively submitted,

Darcy Paquette